


Housing Element & Fair Share Plan

Township of Riverside,
BURLINGTON COUNTY

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Forward

According to the New Jersey Municipal Land Use Law, 40:55D-28b(3)), a municipal Master Plan must contain a Housing Element. Pursuant to Section C, 52:27D-310 a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. This report includes the Township's third round housing obligation (2004 to 2018) pursuant to Chapter 97, "Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning December 20, 2004." A calculation of the currently projected third round obligation and a Fair Share Compliance Plan to meet that obligation are included.

Riverside previously submitted a Round III Housing Element and Fair Share Plan in December 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). Riverside has revised its plan and is petitioning COAH again because portions of these COAH rules were overturned in 2007. This new plan meets the revised COAH rules which became effective June 2, 2008 and amendments to those rules which became effective in October 2008. In addition, they also conform to new housing legislation signed by the Governor on July 17, 2008.

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Introduction

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income

housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act (FHA) was enacted as the legislative response to the Supreme Court rulings. The Act created the Council on Affordable Housing as the administrative alternative to the courts.

The FHA directs the New Jersey Council on Affordable Housing (COAH) to provide regulations that allow municipalities to prepare comprehensive responses which will provide a realistic opportunity for the provision of affordable housing through municipal land use regulation. COAH's primary responsibilities are:

- Establish Housing Regions for the State;
- Estimate regional housing need; and
- Provide guidelines for municipalities to use in addressing their fair share obligations.

Municipal responsibilities under the Fair Housing Act consist of adopting and filing with COAH a Housing Element, prepared according to COAH's criteria and guidelines. According to the New Jersey Municipal Land Use Law, C.52:27D-310, the Housing Element shall contain at least:

1. The inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years subsequent to the adoption of the Housing Element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element meets all of above requirements as specified in the latest addition of the Municipal Land Use Law, dated February 2008. This plan meets the guidelines of the revised COAH Round III rules and recently adopted State legislation.

I. Background Information

The Township of Riverside consists of a land area of 1.6 square miles, located in southern New Jersey, Burlington County, and has a population of 7,911 residents. The Township is situated along the Roncocas Creek and is bordered by the townships of Delanco and Delran. Riverside is historically a suburban, bedroom community for commuters working in the cities of Camden, Philadelphia, and Trenton.

The Township is a small, transit-oriented community situated between the Route 130 Corridor and the Roncocas Creek, and has a New Jersey Transit RiverLine light rail station. The Township is 20 minutes from Philadelphia, 30 minutes from Trenton and 90 minutes from New York City. Riverside's redevelopment has been, over the past few years, focused in four main areas: the Downtown Central Business District, the Golden Triangle/Watchcase Site, the Zurbrugg Hospital Site, and the Taubels Mill Site. The Downtown Central Business District has a mix of apartments over first floor commercial establishments, and several sites are undergoing major renovations that will spur further economic vitality to the Downtown Center. The three remaining sites will see predominantly residential development.

HOUSING CHARACTERISTICS

Age of Housing

Approximately 46% of the Township's housing stock was built prior to 1940 (1,441 units), making the median age of housing units in the Township 65 years old, making it comparable to neighboring Delanco Township but significantly older than Delran Township and Burlington County. Riverside experienced a housing boom between 1940 and 1959, however, new construction declined after this time period.

Table 1: Age of Housing				
	Riverside	Delanco	Delran	Burlington County
Total Housing Units:	3,118	1,285	5,936	161,311
Built 1999 to March 2000	5	0	262	4,004
Built 1995 to 1998	47	7	316	10,425
Built 1990 to 1994	67	5	405	12,138
Built 1980 to 1989	181	33	217	25,620
Built 1970 to 1979	181	94	2,042	32,103
Built 1960 to 1969	285	83	1,367	28,884
Built 1950 to 1959	569	337	793	21,774
Built 1940 to 1949	342	184	189	7,282
Built 1939 or earlier	1,441	542	345	19,081
Median year structure built	1943	1945	1971	1971
<i>Source: 2000 U.S. Census</i>				

Condition of Housing

The 2000 Census data indicates the Township's housing stock is well maintained. Less than 1% of the units lack both complete plumbing and kitchen facilities. These figures are consistent with the surrounding municipalities and the County. The Township, however, has a significantly higher percentage than the County and neighboring communities of units that are considered crowded—1.25% of units compared to .34% units at the County level, and .23% and .24% in Delanco and Delran respectively. Overcrowding is defined by the U.S. Department of Housing and Urban Development as any unit with more than one person living per room. This indicates that Riverside may have a crowding condition in its older housing stock.

Table 2: Condition of Housing				
	Riverside	Delanco	Delran	Burlington County
Total housing units	3,118	1,285	5,936	161,311
Lacking complete plumbing facilities	11	6	14	623
% Lacking complete plumbing facilities	0.35%	0.47%	0.24%	0.39%
Lacking complete kitchen facilities	15	0	6	657
% Lacking complete kitchen facilities	0.49%	0%	0.1%	0.41%
Crowded, Built Pre 1950	39	3	14	547
% Crowded, Built Pre 1950	1.25%	0.23%	0.24%	0.34%

Source: 2000 U.S. Census

Purchase or Rental Value of Housing

Riverside's median rent of \$580 is higher than neighboring Delanco but lower than Delran and the County. The 2000 median value of homes in Riverside was \$100,600, which is the lowest median value of comparable municipalities and the County.

Table 3: Purchase and Rental Value of Housing				
	Riverside	Delanco	Delran	Burlington County
Median contract rent	580	535	626	672
Median value	100,600	111,900	145,200	134,000

Source: 2000 U.S. Census

Occupancy Characteristics

Riverside's vacancy rate in 2000 is 4.49%, which is comparable to both Delanco and the County but it outpaces Delran. The Township does have substantial vacancies in its "For Rent" category.

Table 4: Occupancy Characteristics of Housing				
	Riverside	Delanco	Delran	Burlington County
Total Housing Units	3,118	1,285	5,936	161,311
Occupied	2,978	1,227	5,816	154,371
Vacant	140	58	120	6,940
% vacant	4.49%	4.51%	2.02%	4.30%
For rent	72	9	45	2,226
For sale only	16	23	48	2,230
Rented or sold, not occupied	22	4	0	708
For seasonal, recreational, or occasional use	0	13	8	595
For migrant workers	0	0	0	0
Other vacant	30	9	19	1,181
<i>Source: 2000 U.S. Census</i>				

Housing Type

More than 67% of Riverside's housing stock is owner occupied, which is significantly less than Burlington County and the neighboring Delanco and Delran.

Table 5 below also shows units with "selected conditions," defined by the U.S. Census as units as having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room, (4) selected monthly owner costs as a percentage of household income in 1999 greater than 30 percent, and (5) gross rent as a percentage of household income in 1999 greater than 30 percent. With the exception of Delanco, Riverside's owner-occupied and renter-occupied units have larger percentage points of residents living in homes with one or more selected conditions.

Table 5: Housing Tenancy & "Special Conditions"

	Riverside	Delanco	Delran	Burlington County
Total units:	3118	1,227	5,816	154,371
Owner occupied:	2,018	997	4,219	119,500
% Owner occupied	67.76%	81.25%	72.54%	77.41%
Owner occupied with one or more selected condition	557	318	941	30,150
% of Owner occupied units with selected condition	27.60%	26.71%	22.30%	25.23%
Renter occupied:	960	230	1,597	34,871
% Renter occupied	32.24%	18.75%	27.46%	22.59%
Renter with one or more selected condition	392	116	572	12,710
% of rental units with selected conditions	40.83%	50.43%	35.82%	36.45%
Source: 2000 U.S. Census,				

Housing Units

Riverside had fewer percentage of single family detached homes than Delanco, Delran and the County as a whole (*Table 6*). This percentage is significantly lower than neighboring communities of Delanco and Delran as well as Burlington County. In comparison, more than 73% of the units in Delanco are single family detached units, compared to Riverside's 49.7%.

Table 6: Units in Structure

	Riverside	Delanco	Delran	Burlington County
Total Housing Units:	3,118	1,285	5,936	161,311
1, detached	1,552	942	3,839	104,299
1, attached	657	143	530	22,090
2	430	97	51	3,783
3 or 4	236	58	43	6,374
5 to 9	72	30	141	8,196
10 to 19	103	9	656	7,251
20 to 49	51	0	93	2,999
50 or more	17	0	177	3,810
Mobile home	0	6	0	2,477
Boat, RV, van, etc.	0	0	6	32
% 1, detached	49.7%	73.31%	64.67%	64.66%
Source: 2000 U.S.				

Existing Units in Riverside's Affordable to Low-and-Moderate Income Households

In order to determine the number of existing housing units that are and are not affordable to low- and moderate-income households, the Township utilized COAH and Federal housing definitions of housing affordability as well as 2000 Census data in an attempt quantify this estimate.

These agencies use a threshold to define affordability based on housing expense as a percentage of monthly income for households receiving between 0% and 80% of Median Family Income (MFI). In general, households paying more than 30% of monthly income on housing expense are considered cost burdened. For renters, housing costs include rent plus utilities paid by the tenant. For owners, housing costs include the mortgage payment, property taxes, insurance, condominium or homeowner association fees and utilities.

Using 2000 Census data, the U. S. Department of Housing and Urban Development (HUD) has prepared a "Comprehensive Housing Affordability Strategy (CHAS)" study for communities which receive Federal housing funds. As a participant in the HUD-funded State Small Cities CDBG Program, this data is available for Riverside. The data is summarized in the following table and is broken out by tenure type, household type (i.e., elderly, small family, large family, and other household), and by income category.

According to the 2000 census there were 3,119 housing units in the township. Based on data from the CHAS table there is a substantial amount of households are experiencing housing problems and have a cost burden of more than 30% of their income. For example, of the total rental units (162) with incomes between 30% and 50% MFI, 97.7% are experiencing housing problems. Other observations in this category include:

- 100% of elderly renters (70 units) are experiencing housing problems;
- 100% of this figure have a cost burden greater than 30% of their income, while 42% have a cost burden of 42.9%
- 81% of elderly owner-occupied units with incomes between 30% and 50% MFI have a cost burden greater than 30% of their income, while 7.5% had a cost burden greater than 50% of their income.

This data suggests that there are high percentages of this small subset of residents living in substandard housing.

Table 7: CHAS Affordability Data for Riverside											
	Renters				Owners						
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	House-holds (K)
	(1 & 2 members) (A)	(2 to 4 members) (B)	(5 or more members) (C)	Other (D)	Renters (E)	(1 & 2 members) (F)	(2 to 4 members) (G)	(5 or more members) (H)	Other (I)	Owners (J)	
Household by Type, Income, & Housing Problem											
Household Income <= 50% MFI	124	107	24	103	358	177	81	0	18	276	634
Household Income <=30% MFI	54	59	0	83	196	124	42	0	4	170	366
% with any housing problems	81.5	66.1	N/A	81.9	77	80.6	81	N/A	100	81.2	79
% Cost Burden >30%	81.5	66.1	N/A	81.9	77	80.6	81	N/A	100	81.2	79
% Cost Burden >50%	81.5	66.1	N/A	72.3	73	44.4	81	N/A	100	54.7	64.5
Household Income >30 to <=50% MFI	70	48	24	20	162	53	39	0	14	106	268
% with any housing problems	100	79.2	58.3	100	87.7	81.1	89.7	N/A	71.4	83	85.8
% Cost Burden >30%	100	79.2	41.7	100	85.2	81.1	89.7	N/A	71.4	83	84.3
% Cost Burden >50%	42.9	8.3	0	50	27.2	7.5	25.6	N/A	0	13.2	21.6
Source:	CHAS Data Book, 2000										

DEMOGRAPHIC CHARACTERISTICS

Population Trends

The population of Riverside was relatively stable between 1980 and 2000, and only had a population loss of less than one percent, unlike its neighbor Delanco, who saw more than 13% population loss in the same time period. Burlington County, on a whole has seen an increase of more than 16% in population during the same 20 year period.

Table 8: Population Growth, 1980-2000				
	Riverside	Delanco	Delran	Burlington County
1980	7,941	3,730	14,811	362,542
1990	7,974	3,316	13,178	395,066
2000	7,981	3,237	15,536	423,394
% Growth (1980-2000)	-0.63%	-13.22%	4.9%	16.7
<i>Source: 2000 U. S. Census</i>				

Household Size and Type

The average household size in Riverside is 2.64 persons, which is comparable to neighboring communities and Burlington County. Slightly more than 50% of the households in Riverside are family households. Of that, 39.7% are married couple families.

Table 9: Household Size & Type				
	Riverside	Delanco	Delran	Burlington County
Average household size--All Units	2.64	2.64	2.67	2.65
Average household size - Owner occupied	2.79	2.77	2.84	2.77
Average household size - Renter occupied	2.33	2.05	2.21	2.24
Total households	2,978	1,227	5,816	154,371
Family households	1,511	798	3,443	111,581
% Family households	50.74%	65.04%	59.19%	72.28%
Married-couple family	1,184	631	2,946	89,052
% married couple family	39.7%	51.43%	50.65%	57.69%
Male householder, no wife present	114	80	336	5,744
Female householder, no husband present	213	119	435	16,785
Non family households	505	136	715	3,292
<i>Source: 2000 U.S. Census</i>				

Age Characteristics

The age-sex distribution of the population of Riverside as well as Burlington County and New Jersey is shown in the population pyramids in the following figure. The population profile for Riverside is comparable to the County. The Township has a slightly younger median age of 35.6 years relative to Burlington County (37.1 years). The median age for the female population was younger than the County's median age of 36.4 versus Riverside's median age of 38.4.

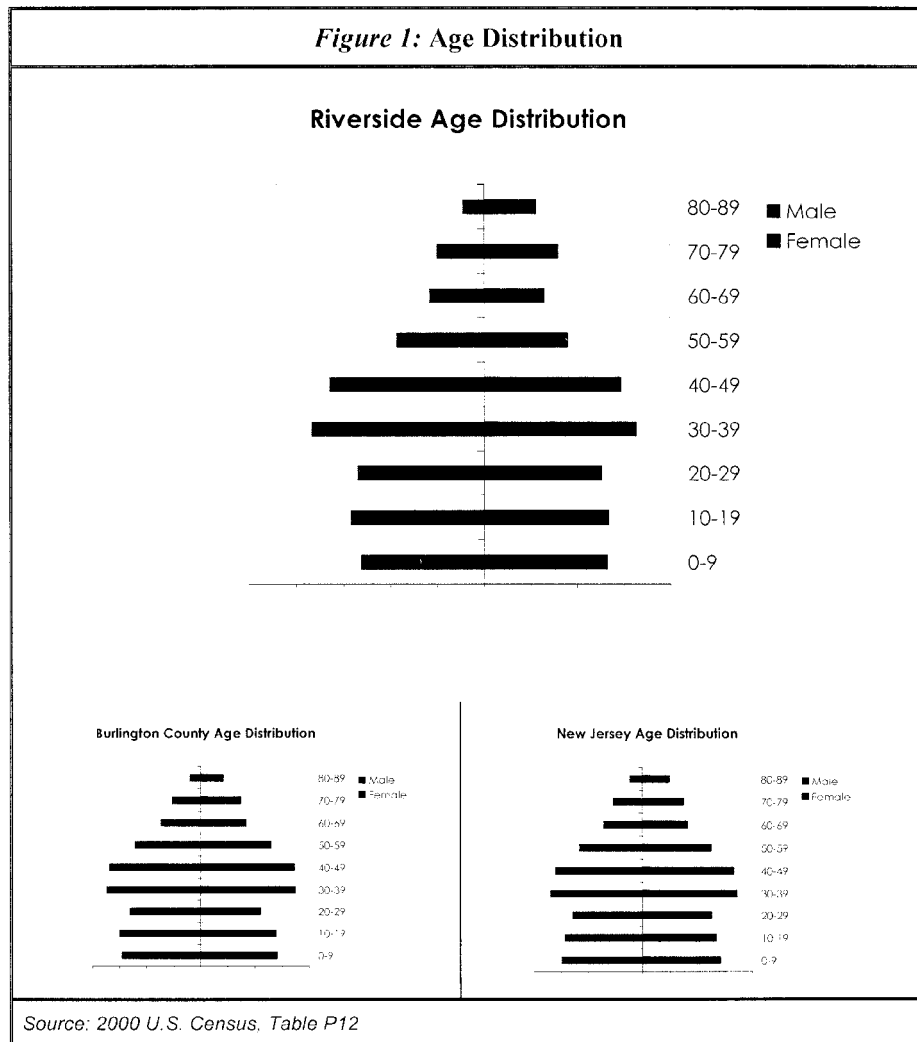


Table 10: Median Age				
	Riverside	Delanco	Delran	Burlington County
Both sexes	35.6	37.0	36.7	37.1
Male	34.9	36.5	35.7	35.8
Female	36.4	37.6	37.6	38.4
<i>Source: 2000 U.S. Census</i>				

Income Level

The 1999 median income in Riverside was \$43,358. Median income in Riverside is far less than those for Burlington County, and neighboring communities Delanco and Delran.

Table 11: Median Income				
	Riverside	Delanco	Delran	Burlington County
Median household income in 1999	43,358	50,106	58,826	58,608
<i>Source: 2000 U.S. Census</i>				

The 1999 income statistics found in *Table 12* indicate that incomes in Riverside are lower than in Burlington County. For example, almost 9% of households in Riverside have incomes less than \$10,000 compared to 4% in Burlington County.

Table 12: Household Income by Brackets, 1999			
	Riverside		Burlington County
	Number of Households	% of Total	% of Total
Less than \$10,000	262	8.8%	3.9%
10,000 - 14,999	139	4.7%	3.4%
15,000 - 24,999	282	9.5%	8.2%
25,000 - 34,999	422	14.2%	10.2%
35,000 - 49,999	586	19.7%	15.4%
50,000 - 74,999	720	24.2%	23.2%
75,000 - 99,999	381	12.8%	15.5%
100,000 - 149,999	137	4.6%	13.7%
150,000 +	43	1.4%	6.4%

Source: U.S. Census Bureau, Table P 52

The COAH regulations define low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). The figures are adjusted for household size and the municipality's housing region. Riverside is part of Region Five, which includes Burlington, Camden and Gloucester Counties. *Table 8* provides a breakdown of the maximum 2008 income figures by household size that COAH uses to determine affordability.

Table 13: COAH 2008 Regional Income Limits (Region 5)										
Income	Family Size									
	1	1.5	2	3	4	4.5	5	6	7	8
Median	\$52,010	\$55,725	\$59,440	\$66,870	\$74,300	\$77,272	\$80,244	\$86,188	\$92,132	\$98,076
Moderate	\$44,608	\$44,580	\$47,552	\$53,496	\$59,440	\$61,818	\$64,195	\$68,950	\$73,706	\$78,461
Low	\$26,005	\$27,863	\$29,720	\$33,435	\$37,150	\$38,636	\$40,122	\$43,094	\$46,066	\$49,038
Very Low	\$15,603	\$16,718	\$17,832	\$20,061	\$22,290	\$23,182	\$24,073	\$25,856	\$27,640	\$29,423
Source: COAH 2008										

Employment Status of Residents

Almost 58% of Riverside residents worked more than 35 hours per week in 1999. This is comparable to neighboring municipalities and the County. Almost 29% of the population in Riverside did not work in 1999.

Table 14: Employment Status				
	Riverside	Delran	Delanco	Burlington County
Usually worked 35 or more hours per week	3,534	7,484	1,468	192,981
% of the population that worked 35 or more hours per week	57.54%	61.61%	58.09%	58.7%
Usually worked 34 hours or less hours per week	837	1,837	339	47,093
Did not work in 1999	1,771	2,826	720	88,833
% of the population that did not work in 1999	28.83%	23.27%	28.49%	27.0%
Source: 2000 U.S. Census, Table P47				

ECONOMIC CHARACTERISTICS

In-Place Employment by Industry Sectors and Number of Persons Employed

Riverside is a fully developed, mature community with industrial roots that originated during the early nineteenth century and flourished during the latter part of the nineteenth century and early to mid twentieth century.

The Table below shows that in 2000, most jobs were in the wholesale and retail trade. Manufacturing still made up 15% of the employment in 2000. The recent demolition of Taubels Mills and Riverside Metals will reduce the number of jobs in this sector.

Table 15: Percent Distribution of Employment by Industry, 2000					
Sector	Riverside		Delanco	Delran	Burlington County
	Jobs	%	%	%	%
1 - Agriculture, Forestry, Fisheries, & Mining	0	0%	0%	0%	.4
2 - Construction	29	16.76%	11.54%	11.07%	5.6
3 - Manufacturing	26	15.03%	15.38%	6.43%	11.0
4 - Transportation, Warehousing & Utilities	0	0%	0%	4.29%	5.6
5 - Wholesale & Retail Trade	42	24.28%	34.62%	30%	16.4
6 - Information & Finance, Insurance, Real Estate	7	4.05%	0%	6.07%	11.8
7 - Services	29	16.76%	13.46%	15.36%	41.6
8 - Public Administration	5	2.89%	7.69%	3.93%	7.0
<i>Source: New Jersey Department of Labor</i>					

Table 16: Employment by Occupation, 2000			
	Riverside		Burlington County
	Persons	% of Total	% of Total
Management & Professional	804	19.9%	38.7
Construction, Extraction, & Maintenance	651	16.1%	7.6
Sales & Office	1240	30.7%	29.4
Services	570	14.1%	12.7
Farming, Forestry, & Fishing	14	0.3%	.2
Production & Transportation	756	18.7%	11.3
Total	4035	100%	100
<i>Source: New Jersey Department of Labor</i>			

Employment Outlook

Until the Township fully engages in its redevelopment initiatives, Riverside anticipates a stable or possible decline in the employment climate. This will be due to the down trending of the economy. With the current economic climate forecast to continue for the foreseeable future, the small and mid-size businesses that exist will face challenging times as they struggle to be profitable. Therefore, the Township is taking a conservative view in its employment outlook.

II. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

Riverside is fully served by public water and sewer, and any new residential and non residential development will be served by existing and planned infrastructure. In addition, New Jersey Transit's light rail transit system, which has been operating for more than four years, will serve any anticipated residential development in the Golden Triangle/Watchcase Site, the Zurbrugg Hospital Site, and the Taubels Mill Site.

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

The Township of Riverside is a fully built-out suburban municipality that permits all forms of housing development in its various zoning districts. Demand for any one form of development is low due to the lack of vacant land. The Township, however, has created its own redevelopment plan that allows for residential and commercial uses in four identified areas within the municipality: the Downtown Central Business District, the Golden Triangle/Watchcase Site, the Zurbrugg Hospital Site, and the Taubels Mill Site.

ANTICIPATED LAND USE PATTERNS

As stated previously, Riverside is a fully built-out suburban municipality that contains most land uses including a number of small industrial facilities. There is little developable land for any large scale industrial or commercial construction. With the exception of the Township's redevelopment areas land use patterns are stable and are not anticipated to change.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

As with many older suburban communities, the Township of Riverside struggles to maintain the vibrancy of its downtown. To address these issues, the Town created a redevelopment committee to look at opportunities that would result in a revitalized downtown center. Over the past several years, Riverside has focused on molding its downtown and surrounding redevelopment areas into a vibrant hub of shopping, dining, residential and leisure activities.

The Township is a small, transit-oriented community served by New Jersey Transit's RiverLine Light Rail. It is situated between the Route 130 Corridor and the Delaware River. The Township has created its redevelopment plan to focus on four main areas within the Township: the Downtown Central Business District, the Golden Triangle/Watchcase Site, Zurbrugg Hospital Site, and the Taubels Mill Site.

The Downtown Central Business District has a mix of apartments over first floor commercial establishments, and several sites are undergoing major renovations that the Township anticipates will spur further economic vitality. The following development is planned in the remaining three redevelopment areas:

- Golden Triangle/Watchcase Site: 400 residential units;
- Zurbrugg Hospital Site: 400 residential units, 8,000 for first floor retail and 27,000 for second floor office; and
- Taubels Mill Site: 200 residential units.

CONSTRAINTS ON DEVELOPMENT

As a nearly built-out suburban municipality, in-fill and redevelopment are the only two options for development in Riverside. The lack of land for growth is the ultimate constraint in the Township with environmental and economic issues constraining redevelopment.

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

Other than executing an agreement with a private sector developer for redevelopment within the identified areas in Riverside, the Township has no available measures to address its largest constraint, the lack of land.

CONSIDERATION OF LAND MOST APPROPRAITE FOR CONSTRUCTION OF LOW AND MODERATE INCOME HOUSING

Low and moderate income housing will be incorporated into the redevelopment areas described in this section. This is appropriate since there is little opportunity for additional development. Furthermore, these sites are generating most of the growth share obligation so it is logical that they should also be the site of future low and moderate income housing.

III. Fair Share Compliance Plan

The Fair Share Compliance Plan is the implementation plan for meeting Riverside's projected round three affordable housing obligation. The Plan represents the current strategy that Riverside intends to implement, following COAH certification, but is also an amendable plan, that will change, as circumstances and developments unfold from now through 2018. Therefore, it will almost certainly require, not unlike other Fair Share Compliance Plans throughout New Jersey, several amendments throughout the life of this Plan.

The Township's plan for meeting its anticipated affordable housing obligation through 2018 is summarized in the attached COAH application forms and described in more detail in the following sections.

AFFORDABLE HOUSING OBLIGATION

Riverside's affordable housing obligation is summarized below and detailed below. Worksheet B was utilized to determine Riverside's growth share obligation because the growth share obligation is projected to be higher than the 17 units projected by COAH. The higher growth share projection of 202 units takes into consideration the redevelopment plans for the Redevelopment areas described in the previous section.

Rehab Share: 42 unit obligation – 0 credits = 42 remaining obligation

Prior Round: 6 unit obligation – 0 credits = 6 remaining obligation

Growth Share: 202 unit obligation

Historical Trends of Residential Development

According to the following data on the official New Jersey Department of Community Affairs web-site, 40 housing units were certified between 1999 and 2008, or an average of 4 per year (*Table 17*). In addition, 14 residential units were demolished during this period or an average of 1.4 unit per year. With the exception of the redevelopment areas outlined in this plan, new residential development will be infill and replacement units and is expected to mirror the very slow growth in residential units from 2005 to the present.

There are no other pending, approved or anticipated applications for development besides the three redevelopment areas discussed in this plan.

Table 17: Riverside's Historic Trend of Residential Development

Year	CO's Issued	Demolition Permits Issued	Net
2008	0	0	0
2007	0	2	-2
2006	0	0	0
2005	2	2	0
2004	9	0	9
2003	15	1	14
2002	2	6	-4
2001	7	2	5
2000	3	1	2
1999	2	0	2
TOTAL	40	14	26

Source: Division of Code and Standards, NJ Construction Reporter Data

Historical Trends of Non Residential Development

Over the past ten years there has been little growth in non-residential development and a substantial loss of factory space and jobs in the Township (*Table 18*). The demolition of Taubels Mills in 2006 is evident in the loss of 225,151 square feet of factory space. The Riverside Metals complex is currently being demolished. Very little non-residential development is expected in the future and all the redevelopment plans call for the replacement of factories with residential units.

Table 18: Riverside's Historic Trend of Non-Residential Development

	CO's Issued (Square feet)			
	Office (B)	Factory (F)	Hotels & Motels (R-1)	Educational (E)
1999	0	0	0	0
2000	0	0	0	0
2001	3,680	0	0	0
2002	6,240	0	0	19,216
2003	0	0	0	0
2004	0	0	2,040	48,632
2005	0	0	0	0
2006	0	-225,151	0	0
2007	0	0	0	0
2008	0	-940,090	0	0
TOTAL	9,920	-1,165,241	2,040	67,848

Source: Division of Code and Standards, NJ Construction Reporter Data

REHABILITATION

The Township's rehabilitation share is 42 units. The municipality intends to meet its obligation by instituting a rehabilitation program designed to bring deficient units occupied by low- and moderate-income households into compliance with health and safety codes by improving, replacing or rehabilitating major systems including, but not limited to, weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems.

Prior to being designated a Small Cities community on August 15, 2003, Riverside utilized Burlington County's Community Development Block Grant (CDBG) program for the rehabilitation of units. As a Small Cities community, Riverside intends to utilize some of the Small Cities funding for the Township's owner-occupied and renter-occupied rehabilitation program.

Riverside proposes to contract the administration of its rehabilitation program with a qualified consultant approved by COAH. The rehabilitation program will be made available to owner-occupied and rental units and administered and marketed in accordance with COAH's rules.

NEW UNIT OBLIGATION

The total prior round obligation and growth share obligation will be provided on-site in the redevelopment areas described in the previous section. All units will be family rental units. The following is a summary of the affordable units to be provided in each redevelopment area. The number of proposed bonus credits is also included in the table below. This is also summarized in the COAH application Form.

Table 19: Redevelopment Area Affordable Housing Summary						
	Prior Round			Growth Share		
	unit	bonus	total	unit	bonus	total
Zurbrugg Hospital	2	0	2	62	21	84
Golden Triangle/Watchcase	2	0	2	58	20	79
Taubels Mill Site	2	0	2	29	10	39
2nd story development	0	0	0	2	0	2
Total	6	0	6	151	51	202

IV. CONCLUSION

Under the round three growth share rules, put into place on June 2, 2008, addressing affordable housing is a long term, ever changing process, as it is based on actual growth. This is a stark difference from rounds one and two, when there was a given obligation number to work against, and that given number would not change during the entire term. On the contrary, under round three rules, the obligation changes with each actual construction project, residential and non-residential alike.

As a result, Riverside will review and recalculate its projected obligation, at least annually, in order to continually refine and update projections based on what has actually been built, and to update projections based on new information concerning likely development projects and their impacts. An annual review will also help to ensure that Riverside maintains an appropriate balance between its affordable housing activities and its actual and most recently planned developments.

1. Planning Board Resolution

Housing Element and Fair Share Plan

WHEREAS, the Planning Board of Riverside Township, Burlington County, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on November 2005; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

WHEREAS, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

WHEREAS, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

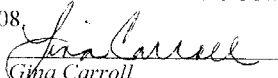
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of Township of Riverside held a public hearing(s) on the Housing Element and Fair Share Plan on December 29, 2008; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Riverside 2005 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Riverside, State of New Jersey, that the Planning Board hereby adopts the December 29, 2008 Housing Element and Fair Share Plan.


Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Township of Riverside, Burlington County on December 29, 2008.


Gina Carroll
Planning Board Secretary

**2. Resolution of the Council petitioning COAH for
Substantive Certification of its adopted Housing
Element and Fair Share Plan**

RESOLUTION 2008-#114
A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE ENDORSING THE HOUSING
ELEMENT AND FAIR SHARE PLAN.

WHEREAS, the Planning Board of Riverside Township, Burlington County, State of New Jersey, will adopt the Housing Element of the Master Plan on December 29, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:95-2.2(a)2; and

WHEREAS, the Planning Board will also adopt the Fair Share Plan on December 29, 2008; and

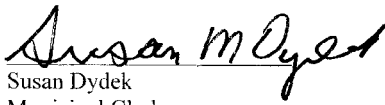
WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan will be attached pursuant to N.J.A.C. 5:95-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of Riverside Township, Burlington County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as put before the Riverside Township Planning Board; and

BE IT FURTHER RESOLVED that the Governing Body of Riverside Township, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2, submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:95-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Riverside Township municipal clerk's office located at 237 S. Pavilion Avenue, Riverside, NJ 08075 during the hours of 8:30 a.m. to 4:00 p.m. Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:95-3.5.


Susan Dydek
Municipal Clerk

12/15/08
Date

4. Growth Share Determination Worksheet B

Workbook B:
Summary of Growth Share Determination Using Municipal Projections

Municipality Name: **Riverside**

(Note: Municipalities seeking a lower growth projection based on the lack of available land may not use Workbook B. Rather, these municipalities must use Workbook C.)

[CLICK HERE to go to Workbook C](#)

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. Worksheet A is the tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities anticipating that growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH should complete Worksheet A and Worksheet B. Worksheet A establishes a projected Growth Share Obligation based on COAH-generated growth projections against which the municipally determined Growth Share Obligation will be compared. Municipal alternative growth projections that exceed COAH projections would be used if the municipality anticipates growth higher than what COAH has projected and seeks to plan accordingly.

[Click Here to complete Worksheet B](#)

Summary Of Worksheet Comparison

COAH Projected Growth Share	COAH Projected Growth Share (From Worksheet A)	Municipally Projected Growth Share (From Worksheet B)
Residential Growth	84	1,011
Residential Exclusions	0	0
Net Residential Growth	84	1,011
Residential Growth Share	16.80	202.20
Non-Residential Growth	-59	-1,306
Non-Residential Exclusions	0	0
Net Non- Residential Growth	-59	-1,306
Non-Residential Growth Share	0.00	0.00
Total Growth Share	17	202

The Municipal growth share projection exceeds the COAH projection. Please file Workbook B and use a Residential Growth share of 202.2 units plus a Non-residential growth share of 0 units for a total growth share obligation of 202 affordable units.

Worksheet B
Growth Share Determination Using Municipal Projections

Municipality Name: **Riverside**

Actual Growth 01/01/04 to Present				
Residential COs Issued	11			
Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B			2.8	0.00
M			1.7	0.00
F		225,151	1.2	-270.18
S			1.0	0.00
H	2,040		1.6	3.26
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
A4			3.4	0.00
A5			2.6	0.00
E	48,632		0.0	0.00
I			2.6	0.00
R1			1.7	0.00
Total	50,672	225,151		-267

Projected Growth through 12/31/18 not included in actual above

Pending Residential Approvals	
Known Residential Development Applications	
Additional Projected Residential Growth through 2018	1000

Pending, Known and Anticipated Non-Residential Growth by Use Group	Square Feet Projected to be built	Square Feet Projected to be Demolished	Jobs/1,000 SF	Total Jobs
B	27,000		2.8	75.60
M	8,000		1.7	13.60
F		940,090	1.2	-1128.11
S			1.0	0.00
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
E			0.0	0.00
I			2.6	0.00
R1			1.7	0.00
Total	35,000	940,090		-1039

Residential	Non-Residential
--------------------	------------------------

Total Municipal Projections From Above	1,011	-1,306
Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from Worksheet A	<u>If you have not yet completed Worksheet A, Please click here to do so before continuing with Worksheet B.</u>	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Alternative Living Arrangements	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
Net Growth Projection	1,011	-1,306
Projected Growth Share		
Divide Residential Growth by 5 and Jobs by 16	202.20 Affordable Units	0.00 Affordable Units

[Click Here to return to Workbook B Summary sheet](#)

Worksheet A: Growth Share Determination Using Published Data
(From Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions
--

Municipality Name: Riverside

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	84	-59
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
Subtract the following Non-Residential Exclusions Pursuant to 5:97-2.4(b)		
Affordable units	0	
Associated Jobs		0
3 Net Growth Projection	84	-59
4 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	16.80 Affordable Units	0.00 Affordable Units
5 Total Projected Growth Share Obligation		17 Affordable Units

[Click Here to return to Workbook B Summary](#)

* Use Appendix F(2), Figure A.1, Housing Units by Municipality for Residential growth and Appendix F(2), Figure A.2, Employment by Municipality for Non-residential growth.

5. Development Fee Ordinance

Council on Affordable Housing

Township of Riverside Development Fee Ordinance

ORDINANCE 2008-17

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Committee on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Committee or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

2. Basic requirements

- a) This ordinance shall not be effective until approved by COAH pursuant to *N.J.A.C. 5:96-5.1*.
- b) The Township of Riverside shall not spend development fees until COAH has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. **"Affordable housing development"** means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
 - ii. **"COAH"** or the **"Council"** means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
 - iii. **"Development fee"** means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
 - iv. **"Developer"** means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
 - v. **"Equalized assessed value"** means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).
 - vi. **"Green building strategies"** means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

4. Non-residential Development fees

- a) Imposed fees
 - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
- b) Eligible exactions, ineligible exactions and exemptions for non-residential development
 - i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
 - ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
 - iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
 - v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Township of Riverside as a lien against the real property of the owner.

6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should the Township of Riverside fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) The developer shall pay 100 percent of the calculated development fee amount prior to the municipal issuance of a final certificate of occupancy for the subject property.

i) Appeal of development fees

- 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by Township of Riverside. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Township of Riverside. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing trust fund

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 1. payments in lieu of on-site construction of affordable units;
 2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
 3. rental income from municipally operated units;
 4. repayments from affordable housing program loans;
 5. recapture funds;
 6. proceeds from the sale of affordable units; and
 7. any other funds collected in connection with Riverside's affordable housing program.
- c) Within seven days from the opening of the trust fund account, the Township of Riverside shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).

- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

8 Use of funds

- a) The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Township of Riverside's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
- b) Funds shall not be expended to reimburse Riverside for past housing activities.
- c) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
 - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner may entitle the Township of Riverside to bonus credits pursuant to N.J.A.C. 5:97-3.7.

- iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The Township of Riverside may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

9. Monitoring

- a) The Township of Riverside shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Riverside's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

10. Ongoing collection of fees

- a) The ability for the Township of Riverside to impose, collect and expend development fees shall expire with its substantive certification unless the Township of Riverside has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Township of Riverside fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). The Township of Riverside shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its

substantive certification or judgment of compliance, nor shall the Township of Riverside retroactively impose a development fee on such a development. The Township of Riverside shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

CERTIFICATE OF CLERK

I, Susan Dydek, Clerk of the Township of Riverside, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an ordinance introduced by the Township Committee at a Regular meeting of said Committee held on December 15, 2008. A public hearing and adoption of the foregoing Ordinance to be held on December 29, 2008.


SUSAN DYDEK
Township Clerk

6. Spending Plan

Riverside Affordable Housing Trust Fund Spending Plan

INTRODUCTION

The Township of Riverside has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was submitted to COAH on December 31, 2008 and was based on the model document provided. The ordinance will be adopted in January 2009. The ordinance establishes the Township of Riverside affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, the Township of Riverside has not collected any funds to date nor has it expended any funds, resulting in a balance of \$0. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in PNC Bank, Cinnaminson, New Jersey for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Township of Riverside considered the following:

(a) Development fees:

1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018											
	7/18/08 Through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:	\$0	\$0	\$0	\$0	\$72,250	\$0	\$0	\$0	\$0	\$0	\$0	\$72,250
1. Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Projected Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$72,250	\$0	\$0	\$0	\$0	\$0	\$0	\$72,250
(c) Other Funds (Specify source(s))	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(d) Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$1,445	\$0	\$0	\$0	\$0	\$0	\$0	\$1,445
		\$0	\$0	\$0	\$73,695	\$0	\$0	\$0	\$0	\$0	\$0	\$73,695

The Township of Riverside projects a total of \$73,695 in revenue to be collected between July 18, 2008 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by *the Township of Riverside*:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with *the Township of Riverside's* development fee ordinance for non-residential development in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The Township of Riverside, with the exception of the mandatory affordability assistance, and 20% for administration, will dedicate the remainder of any development fees collected to offset the cost of the new construction of rental or owner occupied units.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects** (N.J.A.C. 5:97-8.7)

The Township of Riverside will dedicate \$481,950 to expand its rehabilitation program (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: \$0 The Township of Riverside is a Small Cities eligible community, and plans to secure Housing Rehabilitation funds from this source, to address its rehabilitation obligation.

New construction project(s): \$481,950. All development fees collected will be utilized for new construction, with the exception of the mandatory set aside for affordability assistance, and 20% for administrative costs.

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$0
Actual interest earned through 7/17/2008	+	\$0
Development fees projected* 2008-2018	+	\$72,250
Interest projected* 2008-2018	+	\$1,445
Less housing activity expenditures through 6/2/2008	-	\$0
Total	=	\$73,695
30 percent requirement	x 0.30 =	\$22,108
Less Affordability assistance expenditures through 12/31/2004	-	\$0
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	\$22,108
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	÷ 3 =	\$7,369

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

The Township of Riverside will dedicate \$22,108 from the affordable housing trust fund to render units more affordable, including \$7,369 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

The Township of Riverside intends to utilize the full 30% affordability assistance set-aside to administer a down payment assistance program to eligible potential homebuyers.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

The Township of Riverside projects that \$10,317 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

The Township of Riverside will utilize 20% of the development fee to assist with its Administrative Agent responsibilities. A portion of the funds may be used to offset other administrative costs such as accounting, bookkeeping, reporting, etc.

The Township of Riverside intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

December 2008

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of the Township of Riverside has adopted a resolution agreeing to fund any shortfall of funds required for implementing its new construction program. In the event that a shortfall of anticipated revenues occurs, the Township of Riverside will pass a resolution of intent to bond. A copy of the adopted resolution is attached.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to expand the existing housing rehabilitation program.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with the Township of Riverside's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

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SUMMARY

The Township of Riverside intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated December 29, 2008.

The Township of Riverside has a balance of \$0 as of July 17, 2008 and anticipates an additional \$73,695 in revenues before the expiration of substantive certification for a total of \$73,695. The municipality will dedicate \$41,270 to expand its rehabilitation program, \$22,108 to render units more affordable, and \$10,317 to administrative costs. Any shortfall of funds will be offset by local bonding. The municipality will dedicate any excess funds toward expansion of its existing housing rehabilitation program.

SPENDING PLAN SUMMARY	
Balance as of July 17, 2008	\$0
PROJECTED REVENUE July 18, 2008-2018	
Development fees	+ \$72,250
Payments in lieu of construction	+ \$0
Other funds	+ \$0
Interest	+ \$1,445
TOTAL REVENUE	= \$73,695
EXPENDITURES	
Funds used for Rehabilitation	- \$41,270
Funds used for New Construction	
1.	- \$
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$22,108
Administration	- \$10,317
Excess Funds for Additional Housing Activity	= \$0
1. <i>/list individual projects/programs/</i>	- \$
2.	- \$
3.	- \$
TOTAL PROJECTED EXPENDITURES	= \$73,695
REMAINING BALANCE	= \$0.00

7. Affordable Housing Ordinance

Chapter 4: AFFORDABLE HOUSING

[HISTORY: Adopted by the Township Committee of the Township of Riverside 4-16-2001 by Ord. No. 2001-3. Amendments noted where applicable.]

GENERAL REFERENCES

Unsafe buildings — See Ch. 123.

Certificate of habitability; certificate of approval — See Ch. 129.

§ 4-1. Title.

This chapter shall be known and may be cited as the "Affordable Housing Ordinance of the Township of Riverside."

§ 4-2. Purpose.

This chapter of the Riverside Township Code sets forth regulations regarding low- and moderate-income housing units in Riverside Township that are consistent with the provisions of N.J.A.C. 5:93 et seq., as effective on June 6, 1994. These rules are pursuant to the Fair Housing Act of 1985 and Riverside Township's constitutional obligation to provide for its fair share of low- and moderate-income housing.

§ 4-3. General provisions.

- A. Unless otherwise permitted by court order or by COAH, Riverside Township's new construction or inclusionary component will be divided equally between low- and moderate-income households as per N.J.A.C. 5:93-2.20.
- B. Except for inclusionary developments constructed pursuant to low-income tax credit regulations:
 - (1) At least half of all units within each inclusionary development will "be affordable to low-income households;
 - (2) At least half of all rental units will be affordable to low-income households; and
 - (3) At least one-third of all units in each bedroom distribution, pursuant to N.J.A.C. 5:93-7.3, will be affordable to low-income households.
- C. Inclusionary developments that are not restricted to senior citizens will be structured in conjunction with realistic market demands so that:
 - (1) The combination of efficiency and one-bedroom units is at least 10% and no greater than 20% of the total low- and moderate-income units;
 - (2) At least 30% of all low- and moderate-income units are two-bedroom units;
 - (3) At least 20% of all low- and moderate-income units are three-bedroom units; and
 - (4) Low- and moderate-income units restricted to senior citizens may utilize a modified bedroom distribution. At a minimum, the number of bedrooms will equal the number of senior citizen low- and moderate-income units within the inclusionary development.
- D. In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sale prices:
 - (1) Efficiency units will be affordable to one-person households;
 - (2) One-bedroom units will be affordable to 1.5-person households;
 - (3) Two-bedroom units will be affordable to three-person households;
 - (4) Three-bedroom units will be affordable to 4.5-person households;
 - (5) Median income by household size will be established by a regional weighted average of the uncapped Section 8 income limits published by HUD as per N.J.A.C. 5:93-7.4(b);
 - (6) The maximum average rent and price of low- and moderate-income units within each inclusionary

development will be affordable to households earning 57.5% of median income;

- (7) Moderate-income sales units will be available for at least three different prices and low-income sales units will be available for at least two different prices;
- (8) For both owner-occupied and rental units, the low- and moderate-income units will utilize the same heating source as market units within an inclusionary development;
- (9) Low-income units will be reserved for households with a gross household income less than or equal to 50% of the median income approved by COAH; moderate-income units will be reserved for households with a gross household income less than 80% of the median income approved by COAH as per N.J.A.C. 5:93-9.16; and
- (10) The regulations outlined in N.J.A.C. 5:93-9.15 and 9.16 will be applicable for purchased and rental units.

E. For rental units, developers and/or municipal sponsors may:

- (1) Establish one rent for a low-income unit and one for a moderate-income unit for each bedroom distribution; and
- (2) Gross rents, including an allowance for tenant-paid utilities, will be established so as not to exceed 30% of the gross monthly income of the appropriate household size as per N.J.A.C. 5:93-7.4(a). The tenant-paid utility allowance will be consistent with the utility allowance approved by HUD for use in New Jersey.

F. For sale units:

- (1) The initial price of a low- and moderate-income owner-occupied single-family housing unit will be established so that after a downpayment of five percent, the monthly principal, interest, homeowner and private mortgage insurances, property taxes (based on the restricted value of the low- and moderate-income unit) and condominium or homeowner fees do not exceed 28% of the eligible gross monthly income;
- (2) Master deeds of inclusionary developments will regulate condominium or homeowner association fees or special assessments of low- and moderate-income purchasers at (state percent) percentage of those paid by market purchasers. This (state percent) percentage is consistent with the requirement of N.J.A.C. 5:93-7.4(e). Once established within the master deed, the percentage will not be amended without prior approval from COAH;
- (3) The Township of Riverside will follow the general provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or reoccupancy on sale units as per N.J.A.C. 5:93-9.3;
- (4) Riverside Township will require a certificate of reoccupancy for any occupancy of a low- or moderate-income sales unit resulting from a resale as per N.J.A.C. 5:93-9.3(c);
- (5) Municipal, state, nonprofit and seller options regarding sale units will be consistent with N.J.A.C. 5:93-9.5 - 9.8. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:93-9.9;
- (6) The continued application of options to create, rehabilitate or maintain low- and moderate-income sale units will be consistent with N.J.A.C. 5:93-9.10;
- (7) Eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:93-9.11; and
- (8) The regulations detailed in N.J.A.C. 5:93-9.12 - 9.14 will be applicable to low- and moderate-income units that are for sale units.

G. In zoning for inclusionary developments, the following is required:

- (1) Low- and moderate-income units will be built in accordance with N.J.A.C. 5:93-5.6(d);

Minimum Percentage of Low/Moderate Income Units Completed	Percentage of Market Housing Units Completed
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	25
10	25+1 unit
50	50
75	75
100	90
	100

- (2) A design of inclusionary developments that integrates low- and moderate-income units with market units is encouraged as per N.J.A.C. 5:93-5.6(e).

H. Development fees shall be collected, maintained and expended as provided for in § 4-5 below.

I. To provide assurances that low- and moderate-income units are created with controls on affordability over time and that low- and moderate-income households occupy these units, Riverside Township will designate the Township Administrator or the Small Cities Coordinator with the responsibility of ensuring the affordability of sales and rental units over time. The Township Administrator or the Small Cities Coordinator will be responsible for those activities detailed in N.J.A.C. 5:93-9.1(a). In addition:

- (1) The Township Administrator or the Small Cities Coordinator will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C. 5:93-9.1(b) in placing households in low- and moderate-income units;
- (2) Newly constructed low- and moderate-income sales units will remain affordable to low- and moderate-income households for at least 30 years. The Township Administrator or the Small Cities Coordinator will require all conveyances of newly constructed units to contain the deed restriction and mortgage lien adopted by COAH and referred to as "Technical Appendix E," as found in N.J.A.C. 5:93; and
- (3) Housing units created through the conversion of a nonresidential structure will be considered new housing units and will be subject to thirty-year controls on affordability. The Township Administrator or the Small Cities Coordinator will require COAH's appropriate deed restriction and mortgage lien.

J. Regarding rehabilitated units:

- (1) Rehabilitated owner-occupied single-family housing units that are improved to code standard will be subject to affordability controls for at least six years; and
- (2) Rehabilitated renter-occupied housing units that are improved to code standard will be subject to affordability controls for at least 10 years.

K. Regarding rental units:

- (1) Newly constructed low- and moderate-income rental units will remain affordable to low- and moderate-income households for at least 30 years. The Township Administrator or the Small Cities Coordinator will require the deed restriction and lien and deed of easement referred to as "Technical Appendix H," as found in N.J.A.C. 5:93;
- (2) Affordability controls in accessory apartments will be for a period of at least 10 years, except if the apartment is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13; then the controls on affordability will extend for 30 years; and
- (3) Alternative living arrangements will be controlled in a manner suitable to COAH that provides assurances that such a facility will house low- and moderate-income households for at least 10 years, except if the alternative living arrangement is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13; then the controls on affordability will extend for 30 years.

L. Section 14(b) of the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., incorporates the need to eliminate unnecessary cost-generating features from Rivership Township's land use ordinances. Accordingly, Riverside Township will eliminate development standards that are not essential to protect the public welfare and to expedite or fast track municipal approvals/denials on inclusionary development applications. Riverside Township will adhere to the components of N.J.A.C. 5:93-10.1-10.3.

§ 4-4. Affirmative marketing.

A. Program definition.

- (1) The Township of Riverside has a fair-share obligation of 51 units of which six are new construction (inclusionary). These affirmative marketing provisions shall apply to all developments that contain low- and moderate-income housing units.
- (2) The affirmative marketing plan is a regional marketing strategy designed to attract income-eligible households of all majority and minority groups, regardless of sex, age or number of children, for the purpose of buying or renting affordable housing units. The plan shall address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the sale, rental, financing, etc., on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. The Township of Riverside is in the housing region consisting of Burlington, Camden and Gloucester Counties. The affirmative marketing plan is a continuing program and shall meet the requirements set forth below.

B. Advertising.

- (1) All newspaper articles, announcements and requests for applicants for low- and moderate-income housing shall appear in the following daily regional newspaper(s): The Burlington County Times, Camden Courier Post and Gloucester County Times.
- (2) The initial advertising of affordable housing must take the form of at least one press release and one paid display advertisement in each of the above newspapers(s). At a minimum, the paid display advertisement shall include the following:
 - (a) Street address of units.
 - (b) Directions to housing units.
 - (c) Number of bedrooms per unit.
 - (d) Size of units.
 - (e) Prices or rents of units.
 - (f) Income range for qualifying households.
 - (g) Location of applications.
 - (h) Telephone number and office hours for obtaining information and requesting applications.
- (3) Applications must be mailed to prospective applicants upon request.
- (4) Public service announcements shall be made through the use of the following radio and/or cable television stations broadcasting throughout the region: WWJZ (640.0) Mount Holly Radio Co., WGLS (89.7) Rowan College of New Jersey, and WDBK (91.5) Camden County College.
- (5) Announcements, requests for applicants and newspaper articles may be placed in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within Burlington, Camden and Gloucester counties as needed: Gazette (others), Catholic Star Herald, Gloucester County Times.
- (6) Affordable housing applications, brochures, signs and/or announcements regarding the availability of affordable housing units within the Township of Riverside shall be forwarded to and posted at the following three large-scale employers within the region: Wood River Industries, Hoeganaes Corporation, Riverside Industrial Park.
- (7) The following is a listing of community and regional organizations in Burlington, Camden and Gloucester Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for affordable housing within the region: Affordable Housing Coalition of Burlington County; Burlington County Community Action Program (BOCAP); Tri-County Community Action Agency; Camden County Council on Economic Opportunity.
- (8) Affordable housing applications, brochures, announcements and/or posters will be forwarded to and posted at the following locations: developer's sales office, municipal building and library, Burlington County Library, Camden County Library, Gloucester County Library.
- (9) Quarterly informational circulars and applications shall be sent to each of the following agencies for publication in their journals and for circulating among their members: Board of Realtors in Burlington

County, Board of Realtors in Camden County, Board of Realtors in Gloucester County.

- (10) Additional quarterly informational circulars and applications shall be sent to the following nonprofit, religious, governmental, fraternal, civic and community action agencies in Burlington, Camden, and Gloucester Counties: Moorestown Ecumenical Neighborhood Development Inc. (MEND); Jersey Counseling and Housing Development, Inc.; Lutheran Social Ministries of New Jersey; Mount Holly 2000.
- (11) The following is a description of the random selection method that will be used to select occupants of low- and moderate-income housing:
 - (a) Households that apply for low- and moderate-income housing shall be screened for preliminary income eligibility by comparing their total income to the low- and moderate-income limits adopted by COAH. Applicants shall be notified as to their eligibility status.
 - (b) Having screened applicants for preliminary income eligibility, they will be analyzed as to the income and household sizes of applicants to determine which applicants have the assets and/or income necessary to purchase or rent each available low or moderate-income unit.
 - (c) Each applicant shall be interviewed to verify the applicant's income and household size, determine the applicant's asset availability and review the applicant's credit history. Applicants shall be required to submit income verification for each household member 18 years or older. This process shall be utilized in establishing the final certified applicant group.
 - (d) The process described in (a) through (c) above shall begin no sooner than one month after the initial advertisement outline in Subsection B(2) above. Households shall proceed through the process described in (a) through (c) based on their ability to provide the information required pursuant to (a) through (c) and pursuant to the occupancy selection procedures. The process described in (a) through (c) shall be continued until all the low- and moderate-income units are occupied.
- (12) The Township Administrator or the Small Cities Coordinator when appointed will be the person to administer the affordable housing units. He shall have the responsibility to advertise, income-qualify low- and moderate-income households; to place eligible households in low- and moderate-income units upon initial occupancy; to continue to qualify households for reoccupancy of units as they become vacant and to enforce the terms of the deed restriction. He will provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord-tenant law. In addition, Riverside Township will designate a "housing officer" to act as liaison between COAH, the municipality and the Township Administrator or the Small Cities Coordinator. The municipal liaison will be responsible for tracking the progress of affordable housing, fielding inquiries regarding affordable housing from the public, and COAH, complying with COAH monitoring and reporting requirements as per N.J.A.C. 5:93-11.6 and 5:93-12.1.
- (13) Developers/builders/sponsors of low- and moderate-income housing units may be required by the Township to assist in the advertising of affordable units in their respective developments in accordance with the preceding paragraphs. Such advertising must be coordinated with the Administrator and is subject to the approval of the Township Committee.
- (14) Riverside Township, in conjunction with the Administrator, may delegate other specific tasks to a developer/builder/sponsor (such as interviewing applicants, prescreening households, etc.), provided that copies of all applications, income-verification documents, sales records, etc., of the low- and moderate-income units are returned to the Administrator for reporting purposes and to aid with future resales.
- (15) Households who live or work in the housing region of Burlington, Camden and Gloucester Counties may be given preference for the affordable housing units within the municipality. Applicants living outside the housing region shall have an equal opportunity for units after intraregional applicants have been processed. Riverside Township intends to comply with N.J.A.C. 5:93-11.7.
- (16) The affirmative marketing plan for new units shall commence 120 days before the issuance of either temporary or permanent certificates of occupancy. Affirmative marketing shall continue until all low- and moderate-income housing units are initially occupied. Affirmative marketing for existing units shall continue on an "as needed" basis for as long as affordable units are deed restricted.

§ 4-5. Development fees.

- A. Purpose. The purpose of this section is to establish standards for the collection, maintenance and expenditure of development fees in accordance with the Supreme Court decision in *Holmdel Builder's Ass'n v. Holmdel Township*, 121 N.J. 550 (1990), and pursuant to regulations adopted by the New Jersey Council on Affordable Housing (COAH). Fees collected pursuant to this section shall be used for the sole purpose of providing low- and moderate-income housing.
- B. Development fee assessment.
- (1) Unless otherwise excluded by Subsection E of this section, all residential and nonresidential development shall be assessed a development fee as a condition for securing preliminary subdivision or site plan approval.
 - (2) Unless otherwise excluded by Subsection E of this section, construction activity that does not require subdivision or site plan approval shall be assessed a development fee as a condition for securing a building permit.
- C. Residential development fees.
- (1) Development fees for residential development shall be 0.005 of the equalized assessed value of the development.
 - (2) Fees exceeding those permitted in this section may be collected where an agreement is entered into with the developer which offers a financial incentive for paying higher fees. All agreements are subject to approval by the court or COAH.
- D. Nonresidential development fees.
- (1) Development fees shall be one percent of the equalized assessed value for nonresidential development.
 - (2) Fees exceeding those permitted in this section may be collected where there is an agreement with the developer that offers a financial incentive for paying higher fees. Such agreements may include, but are not limited to, a tax abatement, increased commercial/industrial square footage, increased commercial/industrial lot coverage and/or increased commercial/industrial impervious coverage in return for an increased fee. The fee negotiated must bear a reasonable relationship to the additional commercial/industrial consideration to be received. All agreements are subject to approval by COAH.
- E. Eligible exactions, ineligible exactions, and exemptions.
- (1) Inclusionary developments shall be exempt from paying development fees.
 - (2) Developers that expand an existing nonresidential structure shall pay a development fee as required in other sections of this chapter. The development fee shall be calculated based on the increase in the equalized assessed value of the improved structure.
 - (3) Improvements and expansions to existing residential structures shall be exempt from paying a development fee.
 - (4) Developers that have received preliminary or final approval prior to the effective date of this section shall be exempt from paying a development fee unless the developer seeks a substantial change in the approval.
 - (5) Developers of churches, synagogues, public nonprofit uses or hospitals shall be exempt from paying a development fee.
- F. Collection of fees.
- (1) Developers shall pay 50% of the calculated development fee at the issuance of building permits. The development fee shall be estimated by the tax assessor prior to the issuance of building permits.
 - (2) Developers shall pay the remaining fee upon the issuance of certificates of occupancy. Upon issuance of certificates of occupancy, the Tax Assessor shall calculate the equalized assessed value and the appropriate development fee. The developer shall be responsible for paying the difference between the fee calculated at certificate of occupancy and the amount paid at building permit.
 - (3) Imposed and collected development fees that are challenged shall be placed in an interest-bearing escrow account by the municipality. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

G. Housing trust fund.

- (1) There is hereby created an interest-bearing housing trust fund in Farmers and Mechanics Bank for the purpose of receiving development fees from residential and nonresidential developers. All development fees paid pursuant to this chapter shall be deposited in this fund. No money shall be expended from the housing trust fund unless the expenditure conforms to the municipality's spending plan approved by COAH.
- (2) Should COAH determine that Riverside Township is in violation of any requirements as set forth at N.J.A.C. 5:93-8.17 and M.J.A.C. 5:93-8.18, the court or COAH, as applicable, is authorized to direct the manner in which all development fees collected pursuant to this chapter shall be expended, pursuant to written authorization from the governing body to the Farmers and Mechanics Bank, which shall be filed with the bank upon the establishment of the housing trust fund as provided in Subsection G(1) above.

H. Use of funds.

- (1) Money deposited in a housing trust fund may be used for any activity approved by COAH for addressing Riverside Township's low- and moderate-income housing obligation. Such activities may include, but are not necessarily limited to, housing rehabilitation; new construction; regional contribution agreements; the purchase of land for low- and moderate-income housing; extensions and/or improvements of roads and infrastructure to low- and moderate-income housing sites; assistance designed to render units to be more affordable to low- and moderate-income people; and administrative costs necessary to implement Riverside Township's housing element. The expenditure of all money shall conform to the spending plan approved by COAH.
- (2) At least 30% of the revenues collected, not targeted for housing rehabilitation, a regional contribution agreement or a municipal construction project, shall be devoted to render units more affordable. Examples of such activities include, but are not limited to, downpayment assistance; low interest loans; and rental assistance.
- (3) No more than 20% of the revenues shall be expended on administrative costs necessary to develop, revise or implement the housing element. Examples of eligible administrative activities include personnel; consultant services; space costs; consumable supplies; and rental or purchase of equipment directly related to the development, revision or implementation of the Township's housing element.
- (4) Development fees shall not be used to reimburse the Township for housing activities that preceded substantive certification.

I. Expiration. This section permitting the collection of development fees shall expire as a result of any of the following:

- (1) COAH's dismissal or denial of a petition for substantive certification.
- (2) COAH's revocation of either substantive certification or its certification of this ordinance.
- (3) The expiration of the time defined by substantive certification unless the Township has filed an adopted housing element with COAH, petitioned for substantive certification, and received COAH's approval of its development fee ordinance.

8. Redevelopment Plans

**TOWNSHIP OF RIVERSIDE
BURLINGTON COUNTY, NEW JERSEY
2004 REDEVELOPMENT PLAN**

Prepared for the:

**RIVERSIDE TOWNSHIP COMMITTEE
Town Hall
Scott Street
Riverside, New Jersey 08075**

October 2004

Based on the

***Redevelopment Plan for Riverside Township
Prepared by the Burlington County Office of Land Use Planning (August 2000)***

Prepared by the:



Alaimo Group

200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-3429

***TOWNSHIP OF RIVERSIDE
BURLINGTON COUNTY, NEW JERSEY
2004 REDEVELOPMENT PLAN***

October 2004

TOWNSHIP COMMITTEE

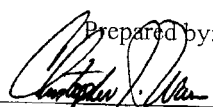
Jeffrey May, Mayor

Charles F. Hilton, Jr.
James Ott

George Conard, Deputy Mayor
Robert Van Meter

Township Administrator – Eric Berry
Township Clerk - Patricia Collinsworth
Redevelopment Solicitor—Jim Maley, Esq.
Planning Consultant- Richard A. Alaimo Associates

Prepared by:


Christopher J. Warren
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License No. 2001

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1.0 INTRODUCTION

1.1 Background

New Jersey adopted the Local Redevelopment and Housing Law (NJSA 40A:12A-1) in 1992. In so doing, the legislature recognized that conditions of deterioration or lack of proper development are present in various communities which are amendable to correction or amelioration by concerted effort of responsible public bodies and which without this public effort are not likely to be corrected or ameliorated by private effort. The legislature further recognized that it has empowered and assisted local government in their efforts to arrest and reverse these conditions and to promote the advancement of community interests through redevelopment, rehabilitation, and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities. The intent of the LRHL is to codify, simplify, and concentrate prior enactments relative to local redevelopment so that the legal mechanisms for such improvement may be more efficiently employed.

The Burlington County Office of Land Use Planning prepared a Redevelopment Plan for Riverside Township in August of 2000. This 2004 amendment to the Redevelopment Plan was prepared by the Township's planning consultants, the Alaimo Group of Mount Holly but includes much of the visionary and goals statements from the prior Redevelopment plan.

1.2 Purpose

In N.J.S.A. 40A:12A-7a., the Local Redevelopment and Housing Law (LRHL) provides "*[n]o redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both . . .*" The Township of Riverside plans to undertake redevelopment activities within the redevelopment area delineated in a preliminary investigation establishing a redevelopment area in Riverside.

Pursuant to the resolution of authorization adopted by the Township Committee of the Township of Riverside on May 22, 2000, the Township of Riverside Land Use Board prepared a "Preliminary Investigation, Need for Redevelopment" (Investigation). On June 12, 2000, the Land Use Board held a hearing for public comment and input regarding the investigation and adopted a resolution recommending the establishment of a redevelopment area in Riverside. On August 28, 2000, the Township Committee adopted an ordinance establishing the area delineated in the investigation to be a redevelopment area. To ensure that the procedures followed in the prior designation conformed to the LRHL, the redevelopment area shown in Figures 1 and 6 is being re-designated. The Preliminary Investigation report that is the basis of the redevelopment area designation was prepared by the Burlington County Office of Land use Planning and is included in this report by reference.

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The Riverside Township Committee has authorized the preparation of this Redevelopment Plan in accordance with the requirements set forth in N.J.S.A. 40A:12A-1 et seq. Once the Redevelopment Plan is approved and adopted, the Township Committee of the Township of Riverside will designate itself as the Redevelopment Entity pursuant to the provisions set forth in the LRHL.

1.3 Definitions

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the RHL, are pertinent to this redevelopment plan:

Redevelopment - means clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40:12-6). . . a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan - means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project - means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation - means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

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2.0 VISION FOR RIVERSIDE

The long-term vision for the future of the Township of Riverside is to create a vibrant and diverse community that takes advantage of its location, historic and architectural character, and small town qualities. Many facets of this vision can be achieved today based on the guidance and initiative of the Township and through public/private cooperation fostered by the Township. The vision incorporates the goals and objectives of the Township's master plan and the principles set forth in the New Jersey State Development and Redevelopment Plan. Furthermore, the vision embraces the regional vision of the Burlington County sponsored Route 130/Delaware River Corridor Strategic Revitalization Plan that was a collaborative effort of twelve municipalities, including Riverside.

The objective of the planning process is to maintain Riverside as a close-knit, affordable, safe, clean, livable community with a variety of affordable, code-compliant housing; a variety of local convenient goods and services; reliable, safe, convenient access to jobs in and outside the Township; attractive and functional parks and recreational facilities; and quality community services and facilities for all ages. In essence, the objective is to achieve a high quality of life in Riverside.

The quality of life in every community means something different since it needs to be tailored to each community's unique setting and attributes. The vision for the Township of Riverside recognizes this distinction and strives to capitalize and improve upon the resources that make Riverside unique. One of the Township's most valuable resources is its people, made up of a wonderfully diverse cross-section of persons who have pride in their community.

Riverside's geographical location is another significant resource. The Township is located at the confluence of the Rancocas Creek and the Delaware River. In earlier days these waterways served as major transportation arteries. Today, they hold great potential for recreational purposes.

Another tremendous asset is the historic nature of the community that reflects a traditional late-nineteenth and early-twentieth century setting with a diverse mix of residential neighborhoods, a downtown commercial district, and industrial facilities oriented toward the railroad. The Keystone Watch Case building is a major landmark located in the heart of the community. Riverside is very proud of its heritage founded on commerce and industry. In 1851 Riverside was incorporated as "The Town of Progress."

During the mid-twentieth century, the industrial-based economy of the United States began a restructuring process that resulted in an exodus of heavy and labor-intensive industries from their traditional communities. The effects of this restructuring were felt throughout New Jersey including Riverside. Many of the mills and manufacturing plants in Riverside are idle today. While some buildings remain vacant, many have been reborn as warehousing and smaller light industrial facilities. The impact of this 50-year transition in the economy has left Riverside with concentrations of older industrial, commercial, and institutional properties that require redevelopment.

In 1997, streetscape improvements for the commercial district along Scott Street were implemented. The crumbling sidewalks were replaced with new brick-like pavers. The aging street trees were removed and a more suitable species was planted. New ornamental street lighting replaced highway-style lights. Benches and trash receptacles were provided. After the streetscape project was completed, many empty storefronts were filled with new businesses.

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The completion of the Camden and Amboy railroad in the 1830's contributed toward the growth and development of Riverside as place of commerce and industry. During the economic transformation of the past 50 years, the importance of the railroad has changed. Freight service declined and passenger service ended in 1963 leaving the rail station vacant until it was transformed into a thrift shop. Freight service is now on the rise due to the repositioning of New Jersey as an important player in the distribution of goods. Passenger rail service was re-instituted in 2003 in the form of a light rail system with a new station near the old station and next to the Keystone Watch Case building. The recent inception of the RiverLine system has greatly improved the accessibility of the Township.

Together these resources and opportunities form the basis upon which Riverside's vision for the future will be built. Riverside envisions the rehabilitation and upgrade of its housing stock and neighborhoods. Improved opportunities will be created for the development of varied housing types to meet the needs of young couples, families, single parents, empty nesters and senior citizens. Unsafe buildings are removed and new, code-compliant dwellings are to be built in the same character as the surrounding neighborhood. Local parks and recreational facilities are to be refurbished.

The Township seeks to return vibrancy to its downtown and the transformation of the older industrial sites into new places to live and work. The industrial area delineated by the Rancocas Creek, the railroad and Pavilion Avenue has been renamed as the "Golden Triangle" in response to its vision of rebirth for this deteriorated former industrialized area. The Keystone Watch Case building is to be reused as a mix of offices, residential units and commercial uses. The adjacent steel manufacturing buildings are to be transformed into open-air stores, restaurants and shops. Unsalvageable buildings are to be razed and in their place a mix of townhouses, apartments and single-family dwellings are to be constructed. The redevelopment capitalizes on the new light rail station stop at a plaza denoted as "Progress Square" next to the "Golden Triangle."

The former Zurbrugg Memorial Hospital is to be reused as a mix of age-restricted residential units, continuing care and medical and general offices. The design for the area demonstrates how compact development can be accomplished with a high degree of quality.

Pavilion Avenue is to be transformed into a wide tree-line boulevard that announces one's arrival to or exit from Riverside via the Delanco-Riverside Bridge. Ornamental lighting and street furniture are to extend from Scott Street to provide continuity and a connection to the downtown area. The derelict buildings along Pavilion Avenue are to be replaced with new dwellings and commercial buildings.

The waterfront along the Rancocas Creek has been redeveloped into a park that is accessible to the public. Residents of the Township enjoy walking and biking along the water's edge. The Delaware River Heritage Trail connects to the waterfront park. The bulkhead has been rebuilt with docking facilities so that boaters have the opportunity to dock and visit the "Golden Triangle" and the Township's downtown. Concerts take place in the band shell in the park. Flower gardens and natural areas enhance the park and surrounding areas.

This vision is a guide for the future of Riverside. It is flexible and not cast in concrete. The vision sets the tone for the Township's revitalization and provides achievable goals for how the Township should look and function in the future. The changes and improvements recommended by the vision are significant and will most likely be accomplished incrementally.

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This Redevelopment Plan is one element of the implementation of this vision and is intended to establish a framework or outline for the redevelopment of the keystone of the community's rebirth. The Township's Master Plan and this Redevelopment Plan will require frequent revisiting and reexamination to continually refine and refocus the Township's planning objectives, principles, strategies, and policies.

3.0 IDENTIFICATION OF REDEVELOPMENT AREA

3.1 General Description

The redevelopment area is located along the north-central portion of Riverside Township and consists of those properties located in and around the Rancocas Creek, the railroad, and Pavilion Avenue. The redevelopment area has a preponderance of deteriorated, vacant, commercial and industrial buildings, and dilapidated housing that impart a negative impact on the entire area. The Keystone Watch Case building and adjacent industrial buildings in the "Golden Triangle" are dominant structural features on the landscape.

3.1.1 Redevelopment Area

The redevelopment area encompasses approximately 75 acres and has been divided into three distinct sections (see Figure 1). SD-1 refers to the Pavilion Avenue/Lafayette Street strip; SD-2 refers to a triangular area referred to as the 'Golden Triangle'; and SD-3 refers to the area east of the RiverLine. The following table provides a general overview of the total and developable acreage of each section of the redevelopment area. Approximately 23 acres of the redevelopment area is considered developable upland.

Table 1
Riverside Township Redevelopment Area

Section	SD-1	SD-2	SD-3	Total
Wetlands	13.3	1.6	0.1	15.1
Flood Prone	5.1	19.7	1.1	25.9
Upland	3.8	8.5	9.9	22.9
Rights of way	2.1	7.1	2.8	12.1
Total	24.3	37.0	13.9	75.2

Source: NJDEP Natural Resource Data; Subject to modification based on site specific analyses

3.1.2 Flood Prone Areas

Figure 2 illustrates the extent of the flood prone areas along the Rancocas Creek waterfront based on natural resource data released by the NJDEP. In general, this area is slated for open space, conservation, and stormwater management uses. Any fill or development along the Rancocas Creek will require a stream encroachment permit.

3.1.3 Wetlands

Figure 3 illustrates the extent of the potential wetlands along the Rancocas Creek waterfront based on the NJDEP natural resource data. In general, the tidal wetland areas are slated for open space and conservation uses. Any fill or development along the Rancocas Creek within wetlands will require wetland and related land use permits from the NJDEP.

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3.1.4 Existing Land Use

Figure 4 is a generalized existing land use map of the redevelopment area based on the property classification reported in the tax data. Section SD-1 primarily consists of a mixture of heavy commercial and multi-family residential uses. Section SD-2 consists of a mixture of underutilized buildings and lands that are shown as commercial uses in the tax data. This section includes the impressive Keystone Watchcase building that is vacant except for the first floor, the Riverside Metals structure, and expansive vacant lands to the north along the Creek. Section SD-3 consists of a quasi-public and light industrial uses within and around the former Zurbrugg Hospital complex and single family residential areas on both sides of Clay Street. Vacant lands of significant size are also located to the east of Clay Street.

3.2 Boundary

The general boundaries of the designated redevelopment area are shown on Figures 1 and 6 and are described as follows:

Beginning at the northeastern corner of the intersection of the Conrail right-of-way and the Rancocas Creek; thence,

Traversing southwest along the Conrail right-of-way to the northwestern corner of Lot 32 in Block 3301; thence,

Traversing along the northern and eastern property lines of Lot 32 in Block 3301 to the Harrison Street right-of-way; thence,

Traversing east along the Harrison Street right-of-way to a point opposite the northeastern corner of Lot 3 in Block 3202; thence,

Traversing southerly across Harrison Street and along the eastern property line of Lot 3 in Block 3202 to the southeastern corner of Lot 3; thence,

Traversing northwesterly along the southern property lines of Lot 3 and Lot 2 in Block 3202 to the northwestern corner of Lot 3.01 in Block 3202; thence,

Traversing southwest along the common property lines for Lot 3.01 and Lot 2 in Block 3202 to Filmore Street; thence,

Traversing southeasterly along Filmore Street right-of-way to a point opposite the northeastern corner of Lot 12 in Block 3203; thence,

Traversing southwest across Filmore Street and the eastern and southern property lines of Lot 12 in Block 3203 and the eastern property line of Lot 28 in Block 3203 to Taylor Street; thence,

Traversing southwest across Taylor Street to the northeastern property corner of Lot 2 in Block 3206 and continuing along the eastern property line of Lot 2 to the northern property line of Lot 1 in Block 3206; thence,

Traversing southeasterly and southwesterly along the northern and eastern property lines of Lot 1 in Block 3206 to Kossuth Street; thence,

Traversing northwesterly along the Kossuth Street right-of-way to the northwestern corner of the Kossuth Street and Clay Street intersection; thence

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Traversing southwesterly along Clay Street to the southeastern property corner of Lot 10 in Block 3207; thence,

Traversing northwesterly along the southern property lines of Lots 10, 9, 8, 7, 6, 5 and 4 in Block 3207 to the northwestern corner of Lot 20 in Block 3207; thence,

Traversing southwesterly along the eastern property lines of Lots 1 and 2 in Block 3207 to the Bridgeboro Street right-of-way; thence,

Traversing northwesterly along Bridgeboro Street to the Franklin Street right-of-way; thence,

Traversing southwesterly along the Franklin Street right-of-way to southwestern corner of the Franklin Street and Pavilion Avenue intersection; thence,

Traversing northerly along Pavilion Avenue across the railroad right-of-way and Lafayette Street to the southwestern property corner of Lot 8.01 in Block 803; thence,

Traversing southwesterly along the Lafayette Street right-of-way to the southeastern corner of the Lafayette Street and Fairview Street intersection; thence

Traversing northerly along Fairview Street to the northwestern property corner of Lot 15 in Block 801; thence,

Traversing northeasterly along the northerly property line of Lots 15, 14, 13 to the southwestern corner of Lot 7 in Block 801; thence,

Traversing northerly along the westerly property line of lot 7 in Block 801 to Adams Street; thence,

Traversing easterly along the Adams Street right-of-way across Madison Street to the western property line of Lot 1 in Block 803; thence,

Traversing northerly along the western property line of Lot 1 and easterly along the northern property line of Lot 1 in Block 803; thence,

Traversing northeasterly along the northerly property line of Lots 17, 16, 15, 14, 13, and 12 in Block 803 to the southwestern property corner of Lot 8 in Block 803; thence,

Traversing northerly along the western property line of Lot 8 in Block 803 to Monroe Street; thence,

Traversing easterly along Monroe Street to a point opposite the southwestern corner of Lot 14 in Block 804; thence,

Traversing northerly across Monroe Street and along the western property line of Lot 14 in Block 804 and easterly along the northern property line of Lot 14 in Block 804 to the southwestern property corner of Lot 13 in Block 804; thence,

Traversing northerly along the western property lines of Lots 13, 12, and 11 in Block 804 to Jefferson Street; thence,

Traversing northerly across Jefferson Street to the southeastern corner of Lot 25 in Block 705 and continuing northerly along the western property lines of Lots 24, 23, 22, 21, 20, 19 and 18 in Block 705 to Polk Street; thence,

Traversing northerly across Polk Street to the southwestern corner of Lot 4 in Block 703 and continuing northerly along the western property line of Lot 4 to the southerly property line of Lot 1 in Block 703; thence,

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Traversing westerly and northerly along the property line for Lot 1 in Block 703 to the Tyler Street right-of-way; thence,

Traversing westerly along the Tyler Street right-of-way to a point opposite the southwestern property corner of Lot 1.02 in Block 601; thence,

Traversing northerly across Tyler Street and along the western property line of Lot 1.02 in Block 601 to the Rancocas Creek wharf line; and thence,

Traversing easterly along the Rancocas Creek wharf line to, and across, Pavilion Avenue and continuing easterly along the Rancocas Creek pierhead and bulkhead line to, and across, the Conrail right-of-way to the point-of-beginning.

3.3 Identification of Properties

Table A-1 in the Appendix identifies all of the properties within the designated redevelopment area based on the block and lot numbers assigned by the Tax Assessor of the Township of Riverside. The ownership data is based on information updated by the County in December 2001. Current tax records should be referred to for updated ownership information.

4.0 REDEVELOPMENT PLAN OUTLINE

4.1. Introduction

Pursuant to N.J.S.A. 40A:12A-7a., the Redevelopment Plans shall “include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;*
2. *Proposed land uses and building requirements in the redevelopment area;*
3. *Adequate provision for temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;*
4. *An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan; and*
5. *Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located and the State Development and Redevelopment Plan.*

Each of these elements is discussed in the following sections.

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4.2 Relationship to Local Objectives

As noted above, the LRHL requires that the Redevelopment Plan indicate its relationship to local planning objectives relating to appropriate land uses, density, and improved public facilities and improvements. This section compares the relationship of this Redevelopment Plan to the Township Master plan elements.

4.2.1. Master Plan Element Background

The Riverside Township Land Use Board reexamined the master plan for the Township of Riverside on December 16, 1996. The Land Use Board updated and adopted a new master plan consisting of the land use element on August 4, 1997. The most recent Master Plan Reexamination Report was prepared in 2000. The Master Plan and the related Reexamination Reports set forth goals and objectives for the land use element.

The Township's Housing Element and Fair Share Plan was adopted by the Township Committee on September 13, 1999 and submitted to New Jersey Council on Affordable Housing (NJCOAH) for certification. The Plan was certified on March 17, 2001. Under the adopted plan, Riverside is required to rehabilitate 45 housing units and to construct six (6) new affordable units.

4.2.2 Master Plan Reexamination Report Planning Objectives

The following discussion explains the relationship of the Redevelopment Plan to the Township planning objectives contained in the Master Plan Reexamination Reports.

- a. To maintain community character and the quality of existing neighborhoods. One of the prime objectives of the Redevelopment Plan is to rehabilitate and redevelop the neighborhoods in the designated redevelopment area so that the community's character and quality is improved. The redevelopment area contains deteriorated buildings that, if left unattended, will further decline and compromise the integrity of the community.
- b. To halt the deterioration of housing stock and buildings through rehabilitation and adaptive reuse. The Redevelopment Plan has been developed to halt the deterioration of the neighborhoods located within the redevelopment area through rehabilitation and adaptive reuse. Progressive zoning fostering mixed uses in a compact pattern is recommended. Financial incentives (e.g., tax abatement) will also be utilized to achieve these results.
- c. To promote conservation of the natural setting, the historical background and the environmental amenities which characterize the Township. The Redevelopment Plan encourages the cleanup and reuse of the Rancocas Creek waterfront. Public access to the creek is encouraged through the creation of a waterfront park with trails and boat docking facilities.
- d. To encourage preservation of historic landmarks and structures which are threatened by abandonment, lack of maintenance and/or misuse. The Keystone Watch Case building is the historic cornerstone for Riverside Township. This structure is listed on the State and National Registers of Historic Places and is the most prominent visual

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feature in the Township. The Redevelopment Plan focuses on saving this structure and reusing it with historic sensitivity.

- e. To capitalize on the Township's waterfront as a major economic and recreational feature through conservation and appropriate redevelopment. The Redevelopment Plan views the Riverside Township waterfront as an integral component for economic vitality and recreational potential. The waterfront can be used as a feature to draw visitors to the community and, perhaps, to patronize local businesses.
- f. To prevent further erosion of the Township's tax base and to rethink the Township's economic base, focusing on potential tourist, services, retail, entertainment and recreational industries and on professional, high-tech and incubator type industries. The entire premise of the Redevelopment Plan is based on preventing further erosion of the Township's tax base and facilitating the re-thinking of the community's local economic base. 'Heavy' industry will not return to Riverside. The Redevelopment Plan recommends the adoption of progressive zoning to permit a mix of uses that promote economic vitality and diversity.
- g. To cleanup "brownfield" sites, rendering them economically viable once again. Since the redevelopment area contains many former industrial sites, the potential for "brownfield" contamination on those sites is high. The Redevelopment Plan requires the cleanup of these sites prior to their reuse.
- h. To guide the development of available vacant land and the appropriate redevelopment of lands. The Redevelopment Plan serves as a guide for the redevelopment of both vacant and improved lands based on sound land use planning principles.
- i. To encourage the adaptive reuse of structurally sound buildings, rendering them compatible with and enhancing surrounding land uses and neighborhoods. The Redevelopment Plan encourages the reuse of structurally sound buildings (i.e., former Keystone Watch Case and Zurbrugg Memorial Hospital buildings) rendering them compatible with surrounding neighborhoods.
- j. To assure that community services are satisfactorily maintained and improved where needed in order to properly serve the Township. The Redevelopment Plan requires that satisfactory community services be maintained, particularly in view of the growth and development recommended in the Redevelopment Plan.
- k. To develop an intermodal transportation and circulation system that minimizes congestion and facilitates safe, efficient movement of people and goods through the Township connected to the region. The Redevelopment Plan seeks to integrate the redevelopment of the "Golden Triangle" with the adjacent light rail station. The Township intends to capitalize on the economic development potential of the intermodal transportation infrastructure.
- l. To assure that the development intensity and population density is appropriate to the overall character of the Township, its regional location, community services and facilities, and the natural constraints of the environment. The Redevelopment Plan encourages development intensity that is appropriate relative to the overall character

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of the Township, the Township's regional location, and the community's natural and manmade constraints.

4.2.3 Land Use Element Goals and Objectives

The relationship of the Redevelopment Plan to the goals and objectives of the Land Use Element of the Township Master Plan is described below.

- a. Reuse vacant land and abandoned sites. One of the fundamental purposes of the Riverside Township Redevelopment Plan is to reuse vacant and abandoned land within the redevelopment area.
- b. Rehabilitate existing deteriorated developments. Another fundamental purpose of this Redevelopment Plan is to rehabilitate existing deteriorated areas of the Township.
- c. Remove, by attrition, nonconforming uses, particularly those in residential neighborhoods. The Redevelopment Plan recommends the removal of nonconforming uses in the redevelopment area. However, the Redevelopment Plan proposes that nonconforming use be eliminated as a direct element of the redevelopment process and not by attrition.
- d. Protect established residential neighborhoods. One of the paramount objectives of this Redevelopment Plan is protecting stable residential neighborhoods. In this regard, all development proposals that are on the periphery of the redevelopment area must be effectively buffered or be designed to be compatible with adjacent residential neighborhoods. Neighborhoods within the redevelopment area are by definition in need of redevelopment and exhibit conditions that require correction or amelioration. These neighborhoods require change rather than protection. Nevertheless, the character and fabric of these neighborhoods needs to be taken into consideration in any redevelopment project.
- e. Enhance and redevelop older residential areas. The Redevelopment Plan endeavors to implement strategies for enhancing and redeveloping older residential areas within the redevelopment area.
- f. Create new residential neighborhoods in appropriate locations. The Redevelopment Plan proposes to create new residential neighborhoods within the redevelopment area in areas previously used for commercial and industrial purposes.
- g. Provide buffers between residential and nonresidential uses. The Redevelopment Plan recommends that appropriate buffers be established between residential and nonresidential uses using landscaping or structural measures. However, the Redevelopment Plan also encourages innovative mixed-use development that could involve commercial uses on the lower floor of residential structures. These mixed uses must be designed to address the needs of both the business and residential uses.
- h. Prohibit illegal apartment conversions of residential units which create more units and higher densities. The Redevelopment Plan recommends the prohibition of illegal apartment conversions in the redevelopment area. The Plan recommends that appropriate zoning enforcement actions be undertaken where warranted,

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- i. Encourage development that respects existing development intensities, densities and patterns and environmental constraints. The Redevelopment Plan encourages development and redevelopment that respects existing development intensities, densities, and patterns except when these patterns warrant change. All redevelopment projects must respect site environmental constraints.
- j. Lessen residential densities in areas where illegal apartment conversions are prolific and have caused a degradation in the quality of life in such areas resulting from overcrowding, lack of open space, insufficient parking and other detrimental activities. The Redevelopment Plan recommends the correction of overly dense areas that are a result of illegal apartment conversions.
- k. Establish provisions for home-based occupation, taking into consideration the character and physical constraints of residential neighborhoods. The Township Land Development Ordinance regulates home-based occupations throughout the Township, including the redevelopment area.
- l. Encourage the revitalization and redevelopment of the Township's downtown business district and neighborhood business areas. Riverside's commercial business district is concentrated along Scott Street outside of the redevelopment area. However, one of the objectives of the Redevelopment Plan is to revitalize the moribund redevelopment area that is near the Scott Street business area. The implementation of the Redevelopment Plan will have a positive ripple effect on the Township's downtown business district. Although commercial development will be permitted within the redevelopment area, it will tend to have a different character and purpose than the existing business district.
- m. Strengthen the Township's major assets, the Rancocas Creek and Delaware River, by creating a waterfront district. A key element of the Riverside Redevelopment Plan is the improvement and enhancement of the Township's Rancocas Creek waterfront that will include the creation of a waterfront park.
- n. Retain and enhance existing industrial uses which are compatible with other industrial and commercial uses in the Township. The Redevelopment Plan recommends the relocation of heavy commercial and industrial uses to other parts of the Township. However, certain light industrial uses may be permitted to remain if the property is not needed to implement a redevelopment project and if the structure and use are fully compatible with the Redevelopment Plan.
- o. Encourage the relocation of industrial uses from the "Golden Triangle," which is the area delineated by the Rancocas Creek, Pavilion Avenues and Franklin Street to more suitable industrial areas in the township. The Redevelopment Plan recommends the relocation of industrial and commercial uses (i.e., recycling operations and automobile salvage facilities) that are incompatible with the proposed mixed residential and limited commercial uses in the redevelopment area to areas of the Township that are more suited for industrial development.

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- p. Encourage the revitalization and redevelopment of the "Golden Triangle" and the surrounding areas located along Pavilion Avenue and Franklin Street, including the former Zurbrugg Hospital. The Redevelopment Plan focuses on revitalizing and redeveloping the "Golden Triangle" because it is a prominent landmark in the Township's landscape and a cornerstone in the Township's heritage as a center of commerce and industry. The redevelopment of the adjacent areas within the redevelopment area should be compatible with the redevelopment projects within the Golden Triangle. The area to the east of the rail line is targeted for medical and continuing care related uses as well as residential uses.
- q. Maximize and enhance the utilization of existing parks and open space. The Redevelopment Plan recommends utilizing the Rancocas Creek waterfront as a public park and connecting that park to the Delaware River Heritage Trail.
- r. Expand recreation and park facilities, with a focus on creating a riverfront walkway. The Redevelopment Plan recommends the creation of a riverfront walkway as part of park located along the Rancocas Creek and the connection of the walkway to the Delaware River Heritage Trail. The Redevelopment Plan shall provide for the open space needs of the prospective residents as well as the development of waterfront facilities for the general public.
- s. Protect, preserve and conserve environmentally sensitive areas, particularly the Township's waterfront, wetlands, floodplains, streams, steep sloped areas and forested areas. The Redevelopment Plan recommends that environmentally sensitive areas within the redevelopment area be protected, preserved and conserved.
- t. Aggressively protect and preserve the Township's historically significant structures, districts and areas. The Riverside Township Redevelopment Plan recommends the protection and preservation of the historically significant structures within the redevelopment area including the Keystone Watch Case building. The Redevelopment Plan encourages the reuse and adaptation of structures that are structurally sound and architecturally significant. Any such redevelopment shall be conducted in a manner that respects the architectural features of the structure while ensuring an economically viable project.
- u. Seek "town center" designation in the New Jersey Development and Redevelopment Plan from the New Jersey State Planning Commission. Riverside Township is part of the Route 130/Delaware River Corridor Strategic Plan that received plan endorsement from the New Jersey State Planning Commission, which is the equivalent of "town center" designation. The Redevelopment Plan implements the land use, housing, economic development, transportation, recreation and open space, and historic preservation activities and initiatives set forth in the strategic plan for Riverside Township.

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4.3 Proposed Land Use and Building Requirements

N.J.S.A. 40A:12A-7a.(2) requires that the Redevelopment Plan indicate proposed land uses and building requirements in the redevelopment area.

4.3.1 General Redevelopment Principles

Environmental regulations. All development proposals under this Redevelopment Plan shall be designed in full recognition and compliance with environmental regulations in New Jersey including regulations regarding wetlands, storm water management, and flood plain management. Any impacts to wetlands or encroachments on floodplains must be in accordance with applicable permits. Developers must also abide by waterfront development and stream corridor protection regulations.

Bulk requirements. The Redevelopment Plan adopts and incorporates the Township of Riverside Zoning Ordinance (Chapter 255) including the Special Development District regulations. The bulk requirements and design standards in the redevelopment area shall be those specified in the Zoning ordinance except for those district regulations that are specifically superceded in Section 4.3.2 of this Redevelopment Plan.

Bulk Variances. Variances from the bulk requirements of this Redevelopment Plan may be granted by the Township Planning Board in particular cases and for special reasons when it is determined that the bulk variances would foster the objectives of the Redevelopment Plan.

Residential Site Improvement Standards. RSIS shall apply to the entire redevelopment area. However, because of the unique nature of the SD-2 project area, the redevelopment agency (Township Committee) will consider the adoption of special district regulations within that portion of the redevelopment area if it is determined to be in the interests of the Township. Redevelopers may propose modifications to the RSIS that would achieve the objectives of this Redevelopment Plan. These special district standards would then be adopted as amendment to this plan and would need to be approved by the New Jersey Department of Community Affairs.

Open Space. All proposed residential developments shall provide for adequate open space either onsite or at an offsite location. The open space requirement shall be 20% of the total land area of the residential redevelopment project.

Affordable Housing. All residential development projects shall address the affordable housing obligations of the Township in accordance with the Township's adopted Housing Element. Any additional Cycle III obligations triggered by the development shall be addressed by the developer within the redevelopment area.

4.3.2 Special Development Districts

The redevelopment area has been divided into three special development districts. Each special development district has unique planning objectives. Therefore, the proposed land uses, density, and bulk requirements for each area are described below. These use and bulk requirements supercede local zoning district regulations.

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4.3.2.1 Special Development District 1 (SD-1).

Pavilion Ave/Lafayette St.

Area description:

This special development district is primarily comprised of the lots fronting on Pavilion Avenue and Lafayette Street. The development limitations of this district are the narrow depth of the redevelopment area and the need to effectively buffer adjacent residential areas. Any redevelopment project within this district must include high quality streetscaping since the frontage roads have high visibility.

Intent:

The intent of the redevelopment plan for this SD-1 area is to establish mixed commercial and residential development of moderate intensity. The Redevelopment Plan seeks to create a contiguous and attractive commercial district with residential and office uses above along these important streets. The proposed commercial uses in this section of the redevelopment area include uses that cater to both local and regional traffic such as neighborhood convenience stores, and specialty retail and eating establishments. The commercial uses must be conveniently accessible by foot and by auto.

Mixed Use Structures

Joint occupancy buildings are permitted provided that the residential portion has an entrance upon a street either directly or via an unobstructed passage at least ten feet in width and ten feet in height and with a maximum depth of thirty-five feet and provided that no floor may be used for both residential and business uses, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

Proposed Uses:

Residential Uses:

- Single Family attached units,
- Townhouse units,
- Apartments (walk-up);
- Residential lofts as a conditional use above permitted commercial uses;

Commercial Uses:

- Retail establishments for sale of consumable goods and products, apparel, drug stores, pharmacies, furniture stores, hardware stores, florist, jewelers and general and sundry merchandise;
- Eating and drinking establishments including restaurants, cafes, brew pubs, and coffee houses;

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- Food establishments including bakeries, produce markets, meat markets, fish markets and grocery stores, convenience stores
- Professional offices of licensed and recognized professionals including architect, engineer, planner, landscape architect, attorney, accountant, insurance broker, real estate broker, travel agent, doctor, dentist, chiropractor and related professionals;
- Professional studios of artist, photographer, musician, or related professional or business
- Personal service establishments including tailor, dressmaker, cobbler, hairdresser, beauty parlor, barber
- Day-care centers
- Financial and banking institutions
- Administrative and managerial offices
- Nightclubs
- Dry cleaning establishments
- Electronic, computer, and appliance goods sales, rental and repair establishments

Civic Uses

- Public park and recreational facilities;
- Governmental buildings

Bulk Requirements

Maximum Floor Area Ratio: 0.3 commercial structures; 0.6 joint occupancy buildings;

Maximum Building Height: 50 feet

Minimum Residential Unit: 800 square feet

Maximum Lot Coverage: 80%

Off-street Parking Standards

All commercial uses shall be designed with sufficient and convenient off-street parking that is adequately screened and buffered from the road. The quantity of off-street parking for non-residential development shall comply with the applicable Township zoning district regulations and for residential development with the Residential Site Improvement Standards (RSIS).

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4.3.2.2. Special District 2 (SD-2)

Golden Triangle

Area description.

This section of the redevelopment area is the area commonly referred to as the "Golden Triangle" due to its triangular shape and historic importance to Riverside Township. The area contains the Keystone (a.k.a. Philadelphia) Watchcase Building and the Metalcrafters buildings which are unique architectural structures in a prime location directly across the street from the Riverside Station of the RiverLine.

Mixed Use Structures

Joint occupancy buildings are permitted provided that the residential portion has an entrance upon a street either directly or via an unobstructed passage at least ten feet in width and ten feet in height and with a maximum depth of thirty-five feet and provided that no floor may be used for both residential and business uses, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

Intent.

The intent of the Redevelopment Plan for the Golden Triangle is as follows:

- To create an integrated mixed use complex of higher intensity that takes full advantage of the rehabilitation and redevelopment of the Keystone Watchcase Building and metalcrafters buildings near the southern end of the 'Golden Triangle';
- To create a well-designed, low rise transit village development in the central portion of the 'Golden Triangle', and,
- To develop a waterfront park along the Rancocas Creek that will include passive recreation and storm water management facilities.

Proposed Uses:

The conditional use provisions of the SD zoning district with regard to the SD-2 area are superseded by this Redevelopment Plan. The objective of the Redevelopment Plan in the SD-2 district is the development of market units without age restrictions. The residential units may be for-sale or for-rent but the intent of the Redevelopment Plan is to maximize the number of units that are for-sale units including condominiums. The permitted uses are as follows:

Residential Uses:

- Single Family attached units,
- Townhouse units,
- Apartments (walk-up and elevator);
- Residential lofts as a conditional use above permitted commercial uses

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Commercial Uses:

- Retail establishments for sale of consumable goods and products, apparel, drug stores, pharmacies, furniture stores, hardware stores, florist, jewelers and general and sundry merchandise;
- Eating and drinking establishments including restaurants, cafes, brew pubs, and coffee houses;
- Food establishments including bakeries, produce markets, meat markets, fish markets and grocery stores;
- Professional offices of licensed and recognized professionals including architect, engineer, planner, landscape architect, attorney, accountant, insurance broker, real estate broker, travel agent, doctor, dentist, chiropractor and related professionals;
- Professional studios of artist, photographer, musician, or related professional or business;
- Personal service establishments including tailor, dressmaker, cobbler, hairdresser, barber;
- Day-care centers;
- Financial and banking institutions;
- Administrative and managerial offices;
- Dry cleaning establishments;
- Electronic, computer, and appliance goods sales, rental and repair establishments

Civic Uses

- Public park and recreational facilities;
- Governmental buildings

Bulk Requirements

- Building Height. The Keystone (Philadelphia) Watchcase Building is a visually dominant feature in the community since the main tower exceeds 100 feet in height. All proposed development within the redevelopment area shall not detract from the prominence of this unique structure. Therefore, the maximum height of any structure within 300 feet of the intersection of Pavilion Avenue and the River Line within this portion of the redevelopment area shall not exceed 75 feet (turrets, cupolas, and other architectural features excluded) and the maximum height beyond that distance shall not exceed 50 feet. Within this overall limit, the height limits for specific building types shall be as follows:

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Single family attached:	2 1/2 stories; 35 feet
Townhouse;	3 1/2 stories; 50 feet
Apartment/condominium (walk-up);	3 1/2 stories; 50 feet
Apartment/condo building (elevator);	6 stories; 75 feet
Commercial building/residential loft;	4 floors; 50 feet

Minimum Residential Unit size: 800 square feet

Maximum Floor Area Ratio: 0.3 for commercial buildings; 1.0 for new joint occupancy or residential buildings; 1.8 for conversion of existing buildings;

Maximum Lot Coverage: 80%

Residential Density. The gross and net density of the residential complex will depend on a number of factors. However, the total number of residential units within the Golden Triangle shall not exceed a gross density of 20 units per acre and the net density of the developed portion of any redevelopment project shall not exceed 100 units per acre.

Off-street Parking Standards.

The quantity of off-street parking for non-residential development shall comply with the applicable Township zoning district regulations and for residential development with the Residential Site Improvement Standards (RSIS). However, shared parking may be permitted for mixed-use development based on an analysis that demonstrates that the peak demand will be satisfied at any one time. In addition, the quantity of parking for transit village development may be less than specified in the RSIS if it is demonstrated that the parking needs of the residents will be less than indicated in those standards. The use of garages is encouraged within the transit village townhouse units.

4.3.2.3. Special District-3 (SD-3)

Hospital

Area description

This section of the redevelopment area includes a former hospital as well as related medical and health care facilities to the west of Clay Street. The remainder of this section includes remnants of residential neighborhoods designated for rehabilitation and/or redevelopment.

Intent

The intent of this section is to develop specialized health care, assisted living, and continuing care residential facilities in a concentrated manner near the *RiverLine* and to develop low-rise transit village residential development throughout the remainder of the redevelopment area.

Proposed Uses

Residential Uses:

- Single Family attached units,

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- Townhouse units,
- Apartments (walk-up)
- Apartments (elevator): limited to age restricted housing;

Age-restricted units that are specifically designed for the older population are permitted within an integrated complex. Independent and assisted living within a continuing care complex are the preferred arrangement.

Commercial Uses:

- Professional offices of licensed and recognized professionals including architect, engineer, planner, landscape architect, attorney, accountant, insurance broker, real estate broker, travel agent, doctor, dentist, chiropractor and related professionals;
- Professional studios of artist, photographer, musician, or related professional or business;
- Day-care centers;
- Assisted living; continuing care facilities;
- Hospitals;
- Hospices;
- Medical or health care service facilities or offices; and.
- Administrative or managerial offices.

Building requirements

Building Height. All proposed development within the redevelopment area shall not detract from the prominence of the Keystone Watchcase building. Therefore, the maximum height of any structure within 200 feet of the River Line shall not exceed 75 feet (Turrets, cupolas, and other architectural features excluded) and the maximum height beyond that distance shall not exceed 50 feet. The height limits for specific commercial/residential building types shall be as follows:

Single family attached:	2 1/2 stories; 35 feet
Townhouse;	3 1/2 stories; 50 feet
Apartment/condominium (walk-up);	3 1/2 stories; 50 feet
Apartment/condo building (elevator);	6 stories; 75 feet
Medical/Health care facilities	6 stories; 75 feet

Minimum Residential Unit size: 800 square feet

Residential Density. The gross and net density of the residential complex will depend on a number of factors. However, the total number of residential units within this special

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development district of the redevelopment area shall not exceed a gross density of 20 units per acre and the net density of the developed portion of any redevelopment project shall not exceed 100 units per acre.

Maximum Floor Area Ratio: 1.0 for new residential buildings; 1.8 for conversion of existing buildings;

Maximum Lot Coverage: 80%

Off-street Parking Standards.

All commercial uses shall be designed with sufficient and convenient off-street parking that is adequately screened and buffered from the road. The quantity of off-street parking for non-residential development shall comply with the applicable Township zoning district regulations and for residential development with the Residential Site Improvement Standards (RSIS). In addition, the quantity of parking for transit village development may be less than specified in the RSIS if it is demonstrated that the parking needs of the residents will be less than indicated in those standards. The use of garages is encouraged within the transit village townhouse units.

4.4 Temporary/Permanent Resident Relocation

N.J.S.A. 40A:12A-7a.(3) requires the Redevelopment Plan to indicate *“adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market”*.

At this time, no resident relocation is contemplated in the Redevelopment Plan. However, if the need arises for a relocation plan, the Redevelopment Plan will be amended accordingly based on the extent of the relocation needs and the availability of replacement housing.

4.5 Identification of Proposed Property Acquisitions

N.J.S.A. 40A:12A-7a.(4) requires that the Redevelopment Plan identify properties that are proposed to be acquired to fulfill the objectives of the Redevelopment Plan.

Riverside Township intends to use eminent domain powers where necessary to acquire any of the parcels in the redevelopment area to achieve its redevelopment objectives. While the Township intends to use this power judiciously, the eminent domain option is vital to the fulfillment of the Redevelopment Plan since it demonstrates that the redevelopment agency has the authority to implement redevelopment projects without a protracted land acquisition process.

The use of eminent domain is very rare in redevelopment projects in New Jersey since the availability of this option usually results in effective negotiations between the private and public entity when acquisition is necessary. However, if it is necessary, landowners in the redevelopment area should understand that the condemnation process ensures that property owners are fairly compensated for their land. The process entails an appraisal process with judicial oversight. Nevertheless, an important element of the process from the public perspective is that the land ownership is transferred to the public entity while the valuation process is being resolved.

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business areas, particularly along Pavilion Avenue. For this reason, the redevelopment area extends beyond the limits of the 'Golden Triangle'.

- k. *Preserve historic architectural integrity of the Keystone Watch Case building and surrounding structures.* The Redevelopment Plan stresses the importance of preserving the historic and architectural integrity of the Keystone Watch Case building. The U.S. Department of Interior standards for the rehabilitation of historic buildings shall be followed.

In summary, the Redevelopment Plan agrees with the county strategic plan and is actually one of the mechanisms needed to facilitate the revitalization of this portion of the corridor. To that end, the Redevelopment Plan complies with the recommendations of the county study and promotes the spirit of the county initiative aimed at revitalizing the riverfront corridor.

State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted by the New Jersey State Planning Commission on June 12, 1992. The SDRP has been subsequently revised and is currently the subject of a cross acceptance process. Each version of the SDRP tends to place more emphasis on the redevelopment of the traditional development corridors in the State.

The SDRP designates Riverside as part of the PA1 Metropolitan Planning Area, which "includes a variety of communities that range from large urban centers to post-war suburbs". SDRP policies for the PA1 encourage maintenance, reinvestment and redevelopment to occur within such areas of the state. The relationship of the Redevelopment Plan with specific Planning Area 1 policy objectives of the SDRP is described below.

Land Use:

- *Promote redevelopment and development in Cores and Neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts.*
- *Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community.*
- *Ensure efficient and beneficial utilization of scarce land resources throughout the planning area to strengthen its existing diversified and compact nature.*

The Redevelopment Plan's primary focus is to facilitate the redevelopment of an area of Riverside that has declined significantly over the years and, as result, has a negative impact on the Township. The redevelopment of this area is based on reusing existing buildings, when possible, and existing infrastructure. As previously discussed, the redevelopment area is well served by sanitary sewers, public water, and a complete road network. The intent of the Redevelopment Plan is to capitalize on the efficiencies of the existing infrastructure and the concentrated development patterns that surround the redevelopment area.

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Housing:

- *Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of non-residential buildings, and the introduction of new housing into appropriate non-residential settings.*
- *Preserve the existing housing stock through maintenance, rehabilitation and flexible regulation.*

The Redevelopment Plan provides the opportunity for the introduction of residential uses where none previously existed. The intent of the Redevelopment Plan is to create a lively, diverse, mixture of residential, commercial, office, and service land uses. The plan recommends mixing single-family dwellings, townhouses and flats with the non-residential uses in order to enhance the viability of commercial development but in a manner that ensures that each use is well designed, distinct, and well separated from adverse impacts.

Economic Development:

- *Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace.*
- *Encourage job training and other incentives to retain and attract businesses.*
- *Encourage private sector investment through supportive government regulations, policies, and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.*

The economic development efforts promoted by the Redevelopment Plan are concentrated on rehabilitating and rebuilding the Township's redevelopment area. The Redevelopment Plan encourages a diverse mix of commercial and business uses to supplant the heavy industrial and commercial uses that are no longer active in the redevelopment area. Further, the Redevelopment Plan recommends establishing tax abatement incentives for encouraging redevelopment of the area.

Transportation:

- *Maintain and enhance a transportation system that capitalizes on high-density settlement patterns by encouraging the use of public transit systems, walking, and alternative modes of transportation to reduce auto dependency, link Centers and Nodes, and create opportunities for transit oriented redevelopment.*
- *Facilitate efficient goods movement through strategic investments and intermodal linkages.*
- *Preserve and stabilize general aviation airports and, where appropriate, encourage community economic development and promote multi-level uses for airport property such as business centers.*

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New Jersey Transit has constructed a new light rail transit system, known as the RiverLine, in the existing Conrail right-of-way that traverses through Riverside. The Riverside station stop is located at the intersection of Franklin Street and Pavilion Avenue next to the Keystone Watch Case building. The Redevelopment Plan recommends capitalizing on this mode of transportation by providing a compact mix of uses linked to the stop with a plaza called "Progress Square." Moreover, the Redevelopment Plan seeks to capitalize on the convenient accessibility of the RiverLine to other local and regional centers by creating unique residential and commercial uses within walking distance of the light rail system.

Natural Resource Conservation:

- *Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts scenic vistas, wildlife habitats and to Critical Environmental Sites and Historical and Cultural Sites.*
- *Give special emphasis to improving air quality.*
- *Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.*

The Redevelopment Plan recommends reclaiming the waterfront and creating a park along the Rancocas Creek. This park should be connected to the Delaware River Heritage Trail that is being planned from Trenton to Palmyra along the Delaware River. The establishment of a waterfront park would be an important amenity for new residents in the adjacent redevelopment area as well as for the entire community and region.

Agriculture:

- *Use development and redevelopment opportunities wherever appropriate and economically feasible to meet the needs of the agricultural industry for intensive agricultural production, packaging and processing, adding value operations, marketing, exporting and other shipping.*
- *Provide opportunities for farms, greenhouses, farmers markets and community gardens.*

The Redevelopment Plan recommends that a farmers market be established in one of the older industrial buildings in the Golden Triangle to provide a market for regional farmers and to make fresh produce available to local residents.

Recreation:

- *Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.*

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The Redevelopment Plan recommends creating a waterfront park along the Rancocas Creek and linking it to the Delaware River Heritage Trail.

Redevelopment:

- *Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure.*
- *Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.*

The plan intends to capitalize on the light rail station stop that is planned next to the Keystone Watch Case building by redeveloping the Golden Triangle as a compact mix of uses that are integrated with the rest of the community.

Historic Preservation:

- *Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop.*
- *Coordinate historic preservation with tourism efforts.*

The Redevelopment Plan stresses the importance of preserving the Keystone Watch Case building and other historic buildings in the redevelopment area. The plan encourages the adaptive reuse of those structures in order to bring them back to economic viability. In addition, the Redevelopment Plan requires that all structural rehabilitation of historic structures be conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation to ensure the long-term preservation of the property's architectural and historic significance.

Public Facilities and Services:

- *Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region.*
- *Encourage the concentration of public facilities and services in Centers and Cores.*

A public facilities and services analysis will be detailed as part of the detailed Master Plan that will be prepared for the redevelopment area. The redevelopment area will require the redesign and reconstruction of the infrastructure to serve the new development contemplated for the area.

Intergovernmental Coordination:

- *Regionalize as many public services as feasible and economical to enhance the cost effective delivery of those services.*

- Establish multi-jurisdictional policy and planning entities to guide efforts of State, county and municipal governments to ensure compatible and coordinated redevelopment.

The very ideology of this policy is embodied in the spirit and thrust of the Redevelopment Plan. The Redevelopment Plan is a progressive initiative undertaken by Riverside to facilitate redevelopment in an area of its community that needs it most. This effort is supported at the local, county and state levels.

4.7 Affordable Housing Provisions

N.J.S.A. 40A:12A-7b., of the LRHL states that a "*redevelopment plan may include the provision of affordable housing in accordance with the 'Fair Housing Act,' P.L. 1985, c.222(C.52:27D-301 et seq.) and the housing element of the municipal master plan.*"

Riverside Township has a certified Housing Element and Fair Share Plan. The Township is currently obligated to construct six (6) new units of affordable housing and to rehabilitate 45 affordable housing units. The adopted Housing Element and Fair Share Plan is incorporated into the Redevelopment Plan by reference and identifies the former Zurbrugg Memorial Hospital and the Keystone Watch Case building as potential recipients of affordable housing. The Fair Share Plan recommends these two buildings be redeveloped for adaptive affordable housing reuse. These affordable housing objectives are incorporated into the redevelopment plan.

In addition, the New Jersey Department of Community Affairs (NJDEA) has proposed Cycle III regulations which generally require one new affordable housing unit for each eight units of new housing construction and for each 25 new employment opportunities. Any redevelopment project within the redevelopment area that proposes residential construction must address the Township's current and anticipated affordable housing obligation by demonstrating the project's contribution to affordable housing objectives.

4.8 Relationship to Municipal Development Regulations

N.J.S.A. 40A:12A-7c. of the LRHL requires that "*the redevelopment plan ...describe its relationship to pertinent municipal development regulations as defined in the 'Municipal Land Use Law,' P.L. 1975, c.291*".

The Redevelopment Plan adopts and incorporates the Township's Zoning and Land Development regulations and procedures particularly Chapter 255 of the Township's code. The Township's land development regulations are currently being updated. This Redevelopment Plan includes the land development regulations by reference.

All redevelopment within the redevelopment area is to conform to the Township land development procedures, regulations and design standards except when specifically superceded by the provisions of this Redevelopment Plan in Section 4.3. While the goals and objectives of the Master Plan and the Redevelopment Plan are fully consistent, there are differences in the permitted uses and bulk regulations.

It is recommended that the substantive elements of the Master Plan and development regulations be updated to ensure that the Master Plan and the Redevelopment Plan are fully consistent in all particulars. The updated Township Master Plan should also contain an updated Master Plan for the redevelopment area detailing the concept layout and needed infrastructure improvements.

4.9 Master Plan Consistency

N.J.S.A. 40A:12A-7d. of the LRHL requires “*all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body by adopting a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.*”

This Redevelopment Plan is substantially consistent with the Township’s 1997 master plan and is designed to effectuate the master plan. Section 4.2 of this Redevelopment Plan provides an outline of how the Redevelopment Plan relates to, and effectuates, the Township Master Plan. The consistency of the Township’s land use objectives in the Master Plan and subsequent reexamination reports and the Redevelopment Plan is described in detail. These planning documents emphasize and reiterate the importance of redeveloping the area that has been designated for redevelopment. The major thrust of the Redevelopment Plan is to facilitate the redevelopment of the Golden Triangle and surrounding areas that have become obsolete, deteriorated and dilapidated, due to economic and social factors. The Redevelopment Plan provides for a diversification of land uses within the redevelopment area by permitting the mixing and integration of commercial, office, residential and limited industrial uses on appropriate sites.

The Redevelopment Plan strives to improve the quality of life for residents and employees of businesses in Riverside by addressing open space goals of the master plan. The Redevelopment Plan encourages the creation of a waterfront park along the Rancocas Creek.

In summary, the Redevelopment Plan is consistent with the recommendations of the 1997 master plan and is designed to effectuate the goals and objectives of the Master Plan. The Redevelopment Plan articulates a vision for the Township based on the Master Plan and sets forth strategies to achieve that vision as it relates to the redevelopment area.

The adopted Master Plan Reexamination Report specifically recommends that the Township explore and evaluate “*the merits of designating redevelopment areas in the municipality and determining whether redevelopment plans should be prepared to facilitate the revitalization of the Township.*” This process has been undertaken by the Township and has led to the preparation of this Redevelopment Plan. This effort needs to be followed by a Master Plan update that addresses the changing conditions being experienced throughout the community, that includes a more detailed master plan for the redevelopment area, and that considers the establishing additional redevelopment areas in the community.

5.0 REDEVELOPMENT PROCESS

5.1 Redevelopment Entities

Redevelopment Agency. The redevelopment agency for the Riverside Township redevelopment plan is the Riverside Township Committee. The Township Committee is to be fully responsible for the adoption and implementation of the redevelopment plan.

Redevelopment Committee. A redevelopment committee is hereby established to advise the Township Committee and to ensure an orderly and coordinated development process within the redevelopment area. The redevelopment committee shall consist of the entire Township Committee, three members of the Planning Board, one member of the Sewerage Authority, and the professional consultants and staff of the Planning Board. The redevelopment committee shall meet on an as-needed basis to review the Redevelopment Plan and any proposed revisions thereto and make appropriate recommendations to the Township Committee for action. The redevelopment committee shall also review and comment on all redevelopment proposals submitted to the Township.

Redevelopment Area Master Plan. A master plan will be prepared for the redevelopment area that includes more detailed design standards and infrastructure improvements. The master plan for the redevelopment area will be prepared in conjunction with the submission and refinement of redevelopment proposals by prospective redevelopers.

5.2 Redeveloper Selection Process.

The Township of Riverside has received qualifications from Redevelopers indicating interest in redeveloping the Riverside Township Golden Triangle Transit Village. The Township has reviewed these proposals and selected three development firms to submit proposals. The next step in the process is soliciting redevelopment proposals for the site. The Riverside Township governing body is responsible for the planning and implementation of the Township's redevelopment initiatives. The Mayor and Township Committee will be responsible for the review of proposals and the designation of the qualified Redeveloper. Site redevelopment will be closely controlled by the Township until all phases of the Project are complete.

Riverside Township Redevelopment Plan
October 2004

APPENDIX

**TABLE A-1
RIVERSIDE TOWNSHIP
REDEVELOPMENT AREA
PRELIMINARY LIST OF PROPERTIES**

BLOCK	LOT	CLASS	OWNER	PROP LOCATION	BUILDING	LAND	ACRES
<i>Special Development District 1 (SD-1)</i>							
601	1	4A	L W S ENTERPRISES, L.L.C.	PAVILION & TYLER			6.3
601	1.01	2	NEWTON, CLARENCE R	520 N PAVILION AVE		120X240	1.20
601	1.02			Riparian Grant			7.7
601	2	4A	LEO'S RIVERSIDE AUTO BODY INC	528 N PAVILION AVE		50X250	0.29
601	3	1	PALERMO, CARL T	TYLER & VAN BUREN ST		120X240	0.66
601	4	4A	STU'S AUTO & TOWING INC	500 N PAVILION AVE		100X127	0.29
601	5.00		PALERMO, CARL T	400 PAVILION AVE		120X100; 40*X00	0.37
601	5.01			Riparian Grant			0.00
703	3	4A	OGREN, JOHN & MARY	410-418 N PAVILION AVE		88X105	0.21
703	4	4A	PALERMO, CARL T	400 PAVILION AVE		120X100	0.28
705	18	4A	BRANCA, RAPHAEL & PATRICIA	312 N PAVILION AVE		46X88	0.09
705	19	2	TAVARES FILIPE & ELOISE	310 N PAVILION AVE		44X88	0.09
705	20	2	TAVARES FILIPE & ELOISE	308 N PAVILION AVE		22X87	0.04
705	21	2	TAVARES, FILIPE & ELOISE J	306 N PAVILION AVE		24X92	0.05
705	22	2	BOWEN, JOHN M	304 N PAVILION AVENUE		22X84	0.04
705	23	2	HUD	302 N PAVILION AVE		23X76	0.04
705	24	2	JOZWIAK, STEVEN J	300 N PAVILION AVE		48X66	0.07
801	7.01	4A	DEFATIMA, ASSOCIACAO NOSSA SENHORA	125 LAFAYETTE STREET		180X81	0.33
801	8	4A	SCHULTZ FREDERICK W JR	109 LAFAYETTE STREET	STORE	60X93 60X170	0.16
801	9	4A	EPSTEIN BERNARD & LANA	110 ADAMS STREET		25X73, 15X80	0.07
801	10	2	FENIMORE JOHN E JR	107 LAFAYETTE ST		66*100	0.13
801	11	4A	FENIMORE JOHN E JR	107 LAFAYETTE ST	AUTO PARTS	73X106	0.18
801	12	4A	LONG, SAVANNAH	111 LAFAYETTE ST		40X91	0.08
801	13	2	GASKINS, RAYMOND A SR	143 LAFAYETTE ST		40X72	0.07
801	14	15C	BURLINGTON COUNTY BRIDGE COMMISSION	LAFAYETTE ST		35X65	0.03
801	15	1	SHINN MAREA H	LAFAYETTE ST		55X55	0.07
803	8	15F	TOWNSHIP OF RIVERSIDE	110 N PAVILION AVE		50X75 73X100	0.23
803	8.01	4A	D'AGOSTINO, ANTHONY & MARY	5 LAFAYETTE ST		25X53	0.03
803	8.02	15C	RIVERSIDE TOWNSHIP	PAVILION AVE		80X85	0.16
803	9	4C	HANES, GERALD C	112 PAVILION AVE		40X85	0.08
803	11	4A	SACALIS, NICHOLAS & DIANE & CHAS & HELEN	7 LAFAYETTE ST		20X100	0.05
803	12	4A	SACALIS, CHARLES & NICHOLAS	9 LAFAYETTE ST		20X100	0.05
803	13	4A	DI VINCENT CORPORATION	11 LAFAYETTE ST		17X100	0.04
803	14	4A	DIVINCENT CORP	13 LAFAYETTE ST		16X100	0.04
803	15	4A	WARD, CARLOS E & MARIA T	15 LAFAYETTE ST		28X100	0.06
803	16	4A	SONTOS, MANUEL P & MARIA P	17-19-21 LAFAYETTE ST		59X100	0.14
803	17	1	SANTOS, MANUEL, MARIA	23 LAFAYETTE ST		40X100 40X32 20	0.12
803	18	4A	FENDMORE, JOHN E	25 LAFAYETTE ST		25X100	0.06
804	11	2	RASHID A VEDIS P & ARDEMIS P	216 N PAVILION AVE		29X85	0.06
804	12	2	AMISSAH, MATTIE L	214 N PAVILION AVE		23X82	0.04
804	13	2	VANDERGRIFF DONALD R & LOUISE	208-210-212 PAVILION AVE		47X73 21X75	0.11
804	14	4A	DONOVAN, JAMES E	200 PAVILION AVE	GAS STATION	87X100	0.20
SD-1 Total							20.57
<i>Special Development District 2 (SD-2)</i>							
602	1	15C	N J TRANSIT	PAVILION AVE	BUS TERMINAL	180X200 57X200	1.00
602	2	4A	WATCHCASE OFFICE COMPLEX	1 PAVILION AVE	OFFICES	2.21 ACRES	2.21
602	2.01	4B	PAVILION RIVERSIDE, L.L.C.	1 PAVILION AVE	METAL CO	11.93 ACRES	11.93
602	2.02	1	SHENTON PARK PROPERTIES, INC	1 PAVILION AVE		14.22 ACRES	14.22
602	2.03			Riparian Grant			0.24
602	2.04			Riparian Grant			1.64
602	3	4A	MORTLAND, WILLIAM H JR	409 PAVILION AVE		136X125	0.39
602	4.00			Rail Line			5.00
SD-2 Total							36.63

Source: 2002 Tax Data. Refer to updated tax data for current ownership.

TABLE A-1 CONTINUED
RIVERSIDE TOWNSHIP
REDEVELOPMENT AREA
PRELIMINARY LIST OF PROPERTIES

BLOCK	LOT	CLASS	OWNER	PROPOSITION	BUILDING	LAND	ACRES
<i>Special Development District 3 (SD-3)</i>							
3201	1	15C	NEW JERSEY TRANSIT	126 FRANKLIN ST	HOSPITAL	112 X 82	0.21
3201	2	15C	NEW JERSEY TRANSIT	111 FILMORE ST		70X100	0.16
3201	3	15C	NEW JERSEY TRANSIT	119 FILMORE ST		60X112	0.15
3201	4	2	SMOLDA, JANIS	123 FILMORE ST		28X95	0.06
3201	5	2	WURZ, ROBERT H SR	125 FILMORE ST		16X95	0.03
3201	6	2	BURNS, JAMES R & STEFANIE	127 FILMORE ST		16X95	0.03
3201	7	2	LOSTIO, ALBERT I & ETTA M	129 FILMORE ST		16X95	0.03
3201	8	2	DEVER HERBERT & RUTH ETALS	131 FILMORE ST		16X95	0.03
3201	9	2	DUNLAP, EVERETT B & AIMEE C	133 FILMORE ST		21X95	0.05
3201	10	2	SCOTT, DORIS H & STEWART	615 CLAY ST		16X100 54X119	0.18
3202	1	1	FILMORE STREET, L.L.C.	201 FILMORE ST		63X170	0.25
3202	2	1	FILMORE STREET, L.L.C.	207 FILMORE ST		60X188	0.26
3202	3	1	FILMORE STREET, L.L.C.	126 FRANKLIN ST		40X105	0.10
3203	1	2	MAUTE, CAROL A	200 FILMORE ST		23X100	0.05
3203	2	2	DALLMAN, KATHERINE L	202 FILMORE ST		18X100	0.04
3203	3	2	COSTELLA PAUL & SCIACCA SANDRA	204 FILMORE ST		33X100	0.05
3203	4	2	SPINOATTI, FRANK M & TUCKER, K	208 FILMORE ST		20X100	0.05
3203	5	2	MARTER, PAULA L	210 FILMORE ST		16X100	0.05
3203	6	2	MORGAN ETHEL	212 FILMORE ST		16X100	0.05
3203	7	2	KELLY, PETER & IRENE	214 FILMORE ST		16X100	0.05
3203	8	2	BURNS, JAMES R & STEPHANIE J	216 FILMORE ST		16X100	0.05
3203	8.01	2	RUFF, DAVID & ROSE ANN	218 FILMORE STREET		16X100	0.05
3203	9	2	GEARS LOTTIE	220 FILMORE ST		16X100	0.05
3203	10	2	ROSEMARY L D'ALESSANDRO EXECUTRIX	22 FILMORE STREET		16X100	0.04
3203	11	2	WINKELSPICHT, DAVID	224 FILMORE ST		20X100	0.05
3203	12	2	VOLPE, ANNETTE M	226 FILMORE ST		20X100	0.05
3203	28	2	CONTI, EVELYN	217 TAYLOR ST		17X100	0.04
3203	29	2	SMITH, PAUL D	215 TAYLOR ST		20X100	0.05
3203	30	2	SMITH, KENNETH I	213 TAYLOR STREET		20X100	0.05
3203	31	2	NEWTON, JOHN WILLIAM JR & TERESA A	211 TAYLOR ST		40X100	0.05
3203	32	2	HUTCHINSON, ERNEST & ELIZABETH	209 TAYLOR ST		19 40X100	0.05
3203	32.01	2	SLAWINSKI, MICHAEL P & CICERO, V	207 TAYLOR STREET		29X100	0.05
3203	32.02	1	HOLMES, WILLIAM W & JOYCE A	203 TAYLOR ST		57X100	0.05
3203	33	2	HOLMES, WILLIAM W & JOYCE A	201 TAYLOR ST		41X100	0.05
3204	1	15F	FILMORE STREET, L.L.C.	126 FRANKLIN ST	HOSPITAL	387 X 205	1.82
3204	1.01	4A	FILMORE STREET, L.L.C.	126 FRANKLIN ST			0
3205	1	15C	NEW JERSEY TRANSIT	126 FRANKLIN ST	PARKING LOT	305 X 100	0.70
3205	1.01	15F	FILMORE STREET, L.L.C. ATTN G WATKIN	126 FRANKLIN ST	PARKING LOT	91 X 100	0.21
3205	1.02	15F	FILMORE STREET, L.L.C.	128 TAYLOR ST	VACANT LAND	47 X 100	0.11
3205	2	15F	FILMORE STREET, L.L.C.	130 TAYLOR ST	VACANT LAND	50 X 100	0.11
3205	3	1	FILMORE STREET, L.L.C.	138 TAYLOR ST	PARKING LOT	50X100	0.11
3205	5	2	BORGES FERNANDO A & CONCEICAO	129 KOSSUTH ST		43X100	0.10
3205	6	2	JACOBS, KATHLEEN	127 KOSSUTH ST		36X100	0.08
3205	7	2	FUSTE JOSE J & MARIA C	125 KOSSUTH ST		36X100	0.08
3205	8	2	CARVALHO MARIO & IVONE H	123 KOSSUTH ST		36X100	0.08
3205	9	2	TRESS, ELIZABETH	121 KOSSUTH ST		32X100	0.07
3205	10	2	SLATER, GEORGE W & ALICE C	119 KOSSUTH ST		20X100	0.05
3205	11	2	FARIA ARMINDO & MARGARIDA	117 KOSSUTH ST		20X100	0.05
3205	12	2	LEITH, GENEVIEVE A	115 KOSSUTH ST		20X100	0.05
3205	13	2	BOWKER, ALBERT B & RUTH A	113 KOSSUTH ST		20X100	0.05
3205	14	15F	FILMORE STREET, L.L.C.	126 FRANKLIN ST	HOSPITAL	189 X 113	0.49
3206	1	1	FILMORE STREET, L.L.C.	400 CLAY ST		125X100 120X85	0.52
3206	2	1	MACALUSO, VIRGINIA SINGLE	210 TAYLOR ST		120X115	0.32
3207	1	4A	FOUR-LEAF CLOER, INC	100 FRANKLIN ST	BAR	60X109	0.15
3207	2	1	FOUR-LEAF CLOER, INC	100 FRANKLIN ST		45X119	0.12
3207	3	2	PEREIRA, CARLOS M & COSTA JOSE G	118 FRANKLIN ST	APTS	60X109	0.15
3207	4	1	SPEEGLE, DAVID & MARGARET	KOSSUTH ST		30X100	0.07
3207	5	1	SPEEGLE, DAVID & MARGARET	110 KOSSUTH ST		50X100	0.11
3207	6	4A	SPEEGLE, DAVID & MARGARET	118 KOSSUTH ST	GARAGE	70X100	0.16
3207	7	1	PIMENTA, FERNANDO L	KOSSUTH ST		40X100	0.09
3207	8	4A	HAGAN, RALPH	KOSSUTH ST		60X100	0.14
3207	9	4A	FILMORE STREET, L.L.C.	130 KOSSUTH ST		80X100	0.18
3207	10	2	BOWKER, MARTIN J & JEAN C	136 KOSSUTH ST		47X100	0.11
3301	32	15C	RIVERSIDE TWP.	HARRISON ST		200X270	1.24
602	5	15C	RIVERSIDE TOWNSHIP	FRANKLIN ST		23X850	0.45
SD-3 Total							10.49

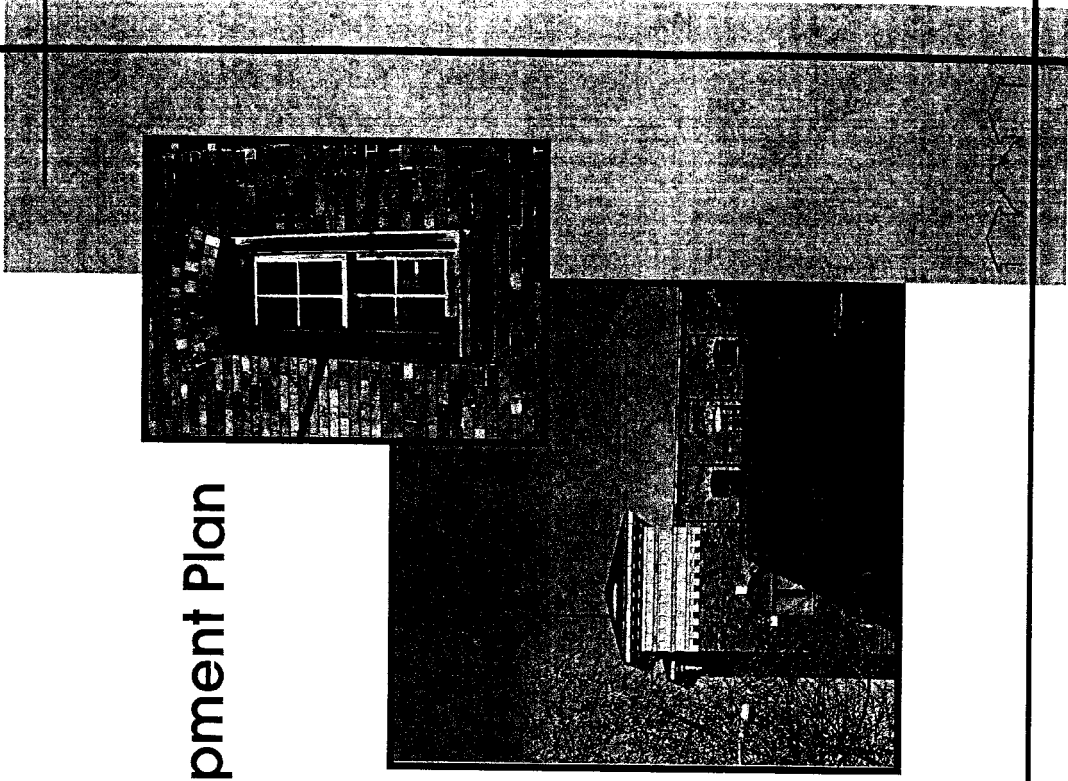
Source: 2002 Tax Data; Refer to updated tax data for current ownership



Taubel's Mill Redevelopment Plan

Riverside, New Jersey

Township of Riverside
Burlington County
New Jersey





Taubel's Mill Redevelopment Plan

Township of Riverside, Burlington County, New Jersey

Prepared for:
Riverside Township Committee

The original of this report was signed in accordance with N.J.S.A. 45:14A-12

Scott D. Taylor, CLA & PP
NJ PP License #5291

Michelle M. Taylor, AICP & PP
NJ PP License #5221



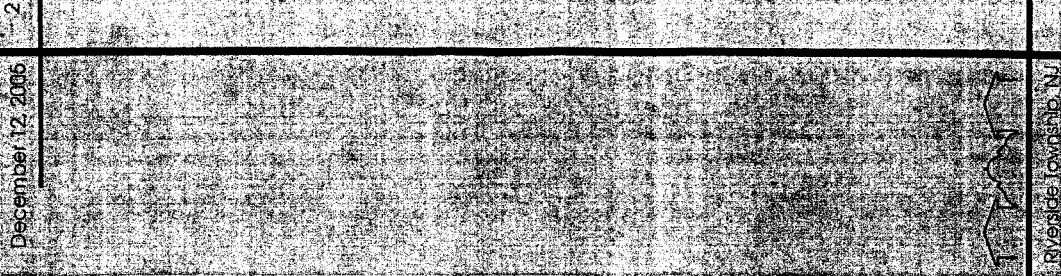
Planning
Landscape Architecture
Streetscape Design
Park Planning & Design
Planning Board Consultation
Economic Redevelopment

Taylor Design Group, Inc.
900 Briggs Road, Suite 220
Mount Laurel, NJ 08054



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T. M. N.

Riverside Township, NJ



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I. Introduction

The Township of Riverside desires to revitalize the area commonly referred to as the Taubel's Mill property, comprised of Block 1201, Lots 1, 1.01, 2 and 2.01 and Block 904, Lots 1, 2, 2.01, (hereinafter referred to as "Taubel's Mill Redevelopment Area"), to take advantage of public transit opportunities that will benefit the Township. The Township has determined that the most effective planning and implementation strategy to accomplish its goals is to use the redevelopment process in accordance with State statute. The first step of redevelopment is the designation of "an area in need of redevelopment." On June 22, 2005, the Township Committee authorized the Planning Board to undertake an investigation to determine whether the area is in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (The "LRHL").

This Redevelopment Plan is written pursuant to the LRHL, N.J.S.A. 40A:12A-7 provides, "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body; upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both..."

II. Statutory Requirements

The Redevelopment Plan will become the formal planning document for the redevelopment of the Taubel's Mill Redevelopment Area. According to the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. It's relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. The proposed land uses and building requirements in the redevelopment area;
3. Adequate provision for temporary and permanent relocation as necessary of residents in the redevelopment area including an estimate of the extent to which decent, safe, and sanitary dwelling units will be available to them in the existing local housing market;

4. The identification of property located in the redevelopment area which is to be acquired in accordance with the Redevelopment Plan; and

5. Any significant relationship of the Redevelopment Plan to the master plans of contiguous municipalities; the Master Plan of the County in which the municipality is located; and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, C.398 (C52:18A-196 et al.)

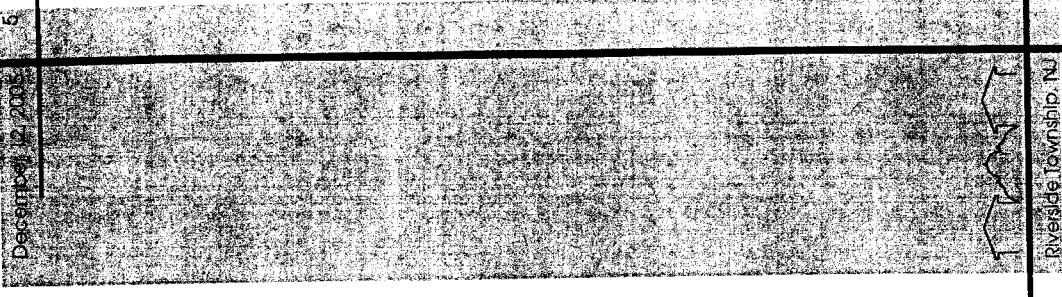
A. Definitions

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the LRHL, are pertinent to this Redevelopment Plan:

Redevelopment -- means clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment -- means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.



Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

II. Description of Taubel's Mill Redevelopment Area

A. General Description

The general boundaries of the proposed redevelopment areas are shown on Figure 1, Riverside Township Redevelopment Areas aerial photo. The area, Block 1201, Lots 1, 1.01, 2 and 2.01 and Block 904, Lots 1, 2, and 2.01, and includes portions of lands bordered by Fairview Street, New Jersey Avenue, Franklin Street, and Scott Street. The proposed area generally includes the Taubel's Mill property and surrounding industrial properties, and three residential properties. The redevelopment area covers approximately 4.83 acres. The Fire Station parcel, Block 904, Lots 3, 4, 5, and 6 is not part of the designated Redevelopment Area. This lot is, however, located adjacent to the Redevelopment Area and may provide an opportunity for shared vehicular access and/or parking for the Redevelopment, subject to the approval of the Planning Board, Township Committee and the Fire Company.



Figure 1 - Redevelopment Area Map- Courtesy Burlington County Department of Economic Development and Regional Planning

December 12, 2003

B. Identification of Properties

Figures 2 & 3 illustrate the tax map parcel data for those parcels, Block 1201, Lots 1, 1.01, 2 and 2.01 and Block 904, Lots 1, 2, and 2.01, that are included in the Taubel's Mill Redevelopment Area.

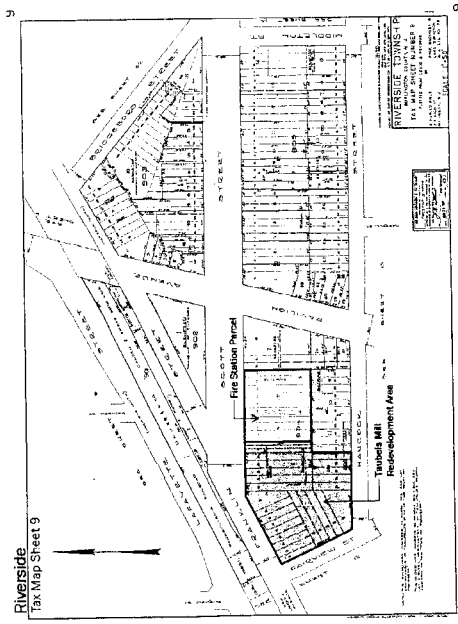


Figure 2- Riverside Township Tax Map Sheet 9

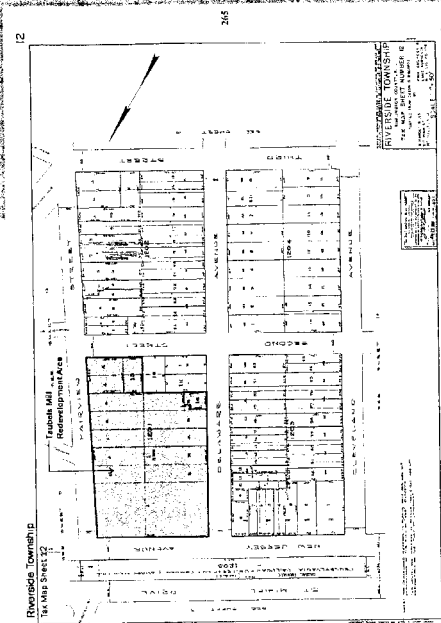


Figure 3- Riverside Township Tax Map Sheet 12

The following Table illustrates properties identified by block and lot numbers as assigned by the Tax Assessor of the Township of Riverside that are located within the proposed redevelopment area:

Table 1 – Parcels included in the Redevelopment Area

Property Address	Block	Lot	Lot Area: (SF) Per Tax Records	Tax Use Classification
90 New Jersey Avenue	904	1	43,165 (Surveyed)	Industrial
38 Scott Street	904	2	8,000	Commercial
37 W. Hancock Street	904	2.01	8,000	Commercial
105 Delaware Avenue	1201	1	120,770 (Surveyed)	Commercial
131 Delaware Avenue	1201	1.01	2,914	Industrial
136 S. Fairview Street	1201	2	5,088	Residential
Second Street*	1201	2.01	5,300	Residential

*Note: Block 1201 is included in this Redevelopment Plan only for the purposes of a potential subdivision of lands from adjacent Lot 2 to be added to Lot 2.01.

III. Redevelopment Goals and Objectives

A. Vision for Riverside

The Township of Riverside is a historic community reflecting a traditional late-nineteenth and early-twentieth century setting. That history remains in the now defunct industrial facilities oriented toward the railroad. The Taubel's Mill Redevelopment Area contains buildings that have been neglected, not adequately maintained, and are in need of redevelopment. The location of this parcel directly adjacent to residential housing along a now defunct railroad siding that crosses New Jersey Avenue, and the limited access to highways and the river, precludes conventional industrial development and the truck traffic and rail traffic it might bring.

The vision for this redevelopment area is to create a residential area comprised of code-compliant housing and to anchor the downtown and provide pedestrians for transit and commercial opportunities.

The Taubel's Mill Redevelopment Plan creates an opportunity for varied housing types to meet the needs of young couples, families, single parents, empty nesters and senior citizens close to transit, entertainment, and shopping. The township seeks to return vibrancy to its downtown and transform the older industrial site into a place to live.

B. Redevelopment Area Goals & Objectives

The existing zoning does not support the types of uses, or the development intensity necessary to revitalize Riverside as a vibrant, mixed-use, transit-oriented downtown. To stimulate economic redevelopment and capitalize on the presence of the Train Station, the governing land development regulations should be modified to provide the necessary incentives to stimulate the reinvestment, and justify the level of architectural design and site amenity envisioned.

1. Plan Goal

- To improve the appearance and function of the area, and to provide a location for the creation of new high density residential land use opportunities in close proximity to transit.

2. Plan Objectives

- To reflect and enhance the visual identity of the Downtown.
- To encourage human scale and pedestrian friendly site development.
- To stimulate economic redevelopment and business retention and attraction in the area, and increase the property tax base of the Township in the long term.
- To acknowledge the significance of commuters and the economic stimulus that they bring to the area.
- To improve the public elements of the streetscape through landscaping, street furniture, paving, lighting, pedestrian linkages and parking improvements.

- To enhance a circulation pattern that will adequately serve the planned uses in the area.
- To reutilize land occupied by obsolete structures or uses.

IV. Land Use Plan

A. Relationship to Township Land Development Regulations

The standards contained within this redevelopment plan shall supersede the existing Zoning Districts in the Redevelopment Area and shall apply to any redevelopment or rehabilitation project designed to implement this Plan, whether by a designated redeveloper or by private property owners. Where regulations of this Plan conflict with the Zoning Ordinance or Design Standards, this Plan shall control. The continued use of existing properties made nonconforming by adoption of this Plan is permitted until the property is to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the municipal Land Development Ordinance or other applicable Township codes or Ordinances will be required.

The redevelopment plan adopts and incorporates by reference Chapter 255 "Land Development" (Ordinance) and all other applicable land use regulations of the Township of Riverside that are not expressly modified herein.

B. Exceptions to Standards

Variation from the development requirements and design standards set forth by this redevelopment plan may be necessary in certain limited circumstances. In such instances, the Planning Board may grant reasonable deviations from bulk, parking or design requirements if the designated redeveloper or property owner demonstrates that such design exception(s) will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

- To gain approval of such modification or waiver of a development requirement or design standard, the applicant shall demonstrate that the resulting change will:

- Generally satisfy the Redevelopment Plan's goals and objectives;
- Be designed in accordance with the Township's normally acceptable engineering, planning and/or architectural practices;
- Not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed, or adjacent or nearby properties;
- Generally enhance the overall development plan for the tract;
- Not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape in which such development is located or of the Redevelopment Plan;
- Not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development; and,
- Deviations from the uses permitted in the Area shall be permitted only by means of an amendment of the Redevelopment Plan by the Township Committee, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

Other than deviations from bulk, parking or design requirements, the Planning Board shall not have authority to grant deviations from this Redevelopment Plan.

C. Provisions related to Off-site Improvements

The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to their project, whether on-site or off-site, will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined in the same manner as other development projects throughout the Township during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the Americans with Disabilities Act. All streetscape improvements shall also comply with applicable standards found in this Redevelopment Plan. All utilities shall be placed underground, unless otherwise authorized by the Township Committee.

D. District Standards- Taubel's Mill Area

The strategy of this Plan is to capitalize on the existing strengths of the downtown and the success of the public transportation opportunities in the area to revitalize the downtown with new retail, office and residential land uses. The residential uses within the Taubel's Mill Redevelopment Area are planned to target the commuter, empty nester and senior residential housing markets to create market demand for the retail core of the downtown.

This district has been created to revitalize the southwestern edge of the quarter mile radius from the transit station. The parcels are partially located within the quarter mile radius to the train station which is located at the intersection of Kassuth Street and Franklin Street. High density residential uses are encouraged to provide units to enhance the viability of the existing downtown. The retail, office, personal services, and restaurants located in the traditional town center along the intersection of Scott Street and Pavilion Avenue require the support of consumers. Multiple existing active storefronts are located throughout the central business district along with sporadic shuttered buildings requiring capital investment. The goal of these high density residential units is to enhance the community and encourage revitalization by providing pedestrian foot traffic.

1. Definitions:

Architectural Treatment: Applied or integral architectural finishes that provide variations in the vertical plane of the building façade through the use of piers, pilasters, ornamental grillwork, water tables, ornamental parapets, and variety of building materials.

Clubhouses, activity centers, and private recreation facilities: Buildings or related facilities or structures owned or operated by an association or group of individuals established for the social, education, recreational, or cultural enrichment of its members and not primarily for profit and whose members pay dues or fees and meet qualifications for membership.

High-rise dwelling: A building containing eight or more stories

Mid-rise dwelling: A building containing from three to seven stories.

Roof: The outside uppermost covering of a building, including the frame for supporting the roofing which encloses occupied spaces.

2. Permitted Principal Uses

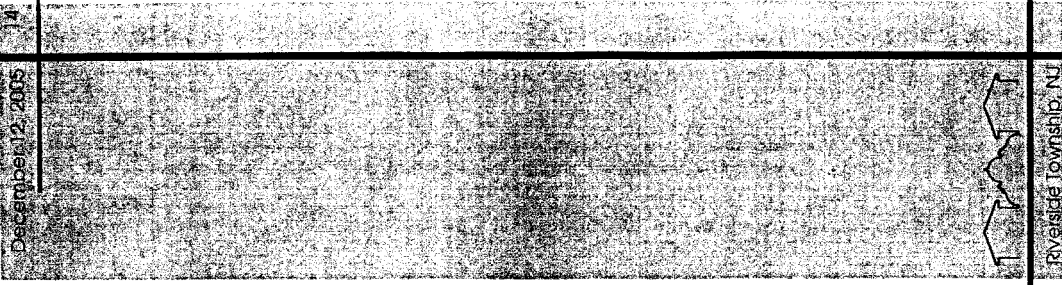
- Dwelling Mid-Rise
- Dwelling High-Rise
- Residential Unit Density: Residential density shall not exceed 58 dwelling units per gross acre. To encourage the exercise of maximum ingenuity, creativity, and freedom of design, the overall density shall be calculated based upon the developed portion of the Project Area and shall not include out parcels including the fire station.
- Public Parks and Recreational Facilities
- Restaurants, cafes, and eating and drinking establishments, including brew pubs and coffeehouses
- Day-care centers
- Governmental buildings and facilities
- Uses permitted in the C-1 Zoning District
- Mixed use development

3. Permitted Accessory Uses

- Clubhouses, activity centers, and private recreation facilities
- Private Garages
- Private Residential Garage
- Private Customer and Employee Garage
- Refuse enclosures
- Private swimming pools
- Off-street parking and loading
- Decks and patios

4. Permitted Conditional Uses

- Home Occupations
- Microwave and Cellular Communications Antennae. In addition to the conditional use standards §255-30.K, all such antennae shall be designed and colored to blend into the façade or penthouse of the building and shall not be protrude above the roof of the building that they are mounted to. All telecommunications equipment and cables must be located within the building and/or fully screened at the rooftop level.



- Quasi-public buildings
- Utility Structures and Facilities

5. Bulk Standards

- Lot Area: 0.75 Acres
- Lot Width: 100'
- Lot Depth: 200'
- Principal Building Setbacks: In order to encourage variety in the building façade, there are permitted encroachments where portions of the building and unenclosed decks and balconies may encroach into all required yard areas.
- Front: 5'
- Front (Fairview Avenue measured 150' from the right of way intersection with New Jersey Avenue): 15'
- One Side: 15'
- Two Sides: 30'
- Rear: 15'
- Permitted building façade encroachment into any required yard area comprising less than 50% of façade: 5'; and
- Permitted unenclosed balconies and decks encroachment and any supporting structures comprising less than 50% of the façade: 5'
- Accessory Building Setbacks: Accessory buildings enumerated by §255-35 including utility sheds and private garages are not permitted to be located in the front yard.
- Side: 10'
- Rear: 10'
- Accessory Structure Setbacks: In particular, parking structures that front on a public street shall have architectural treatments to screen views of vehicles and add interest to the façade by providing variations in the plane of the building façade through the use of pilers, pilasters, ornamental grillwork, water-tables, ornamental parapets and variety of building materials. Further, the area between the parking and the right of way of a public street line shall be landscaped.
- Front: 4'
- Side: 15'
- Rear: 15'
- Permitted architectural treatment encroachment into any required yard area: 2.5'

- Maximum Lot Coverage: 90%
- Maximum Building and Structure Height (Building Height is defined by the Zoning Ordinance)
- Principal Buildings
 - Height: 88'
 - Stories: 9
- Accessory Building
 - Height: 15'
 - Stories: 1
- Accessory Multi-level parking:
 - Height: 45'
 - Stories: 4

General Height Exceptions: The maximum building height set forth above shall not apply to any of the following structures or appurtenances: (1) architectural ornamentation including spires, belfries, cupolas, domes, monuments, flagpoles, masts, aerials, and/or equipment and elevator penthouses and like structures required to be placed above the roof deck/ slab and not intended for human occupancy (2) rooftop equipment, air-conditioning compressors, air handlers, chimneys, smoke stacks, equipment and elevator penthouses, and the materials and structures used to screen such equipment including parapets, mansards, louvers, grille, and ornamental roofing, provided, however, no structure or appurtenances described shall extend to a height exceeding 18 feet above the Maximum Principal Building Height.

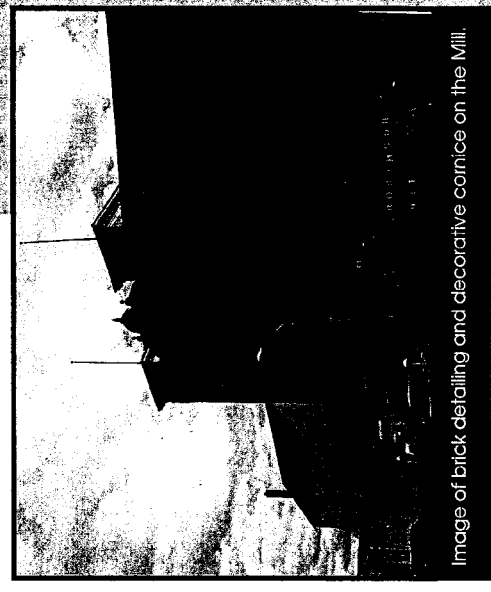


Image of brick detailing and decorative cornice on the Mill.

E. Design Standards for Redevelopment Area

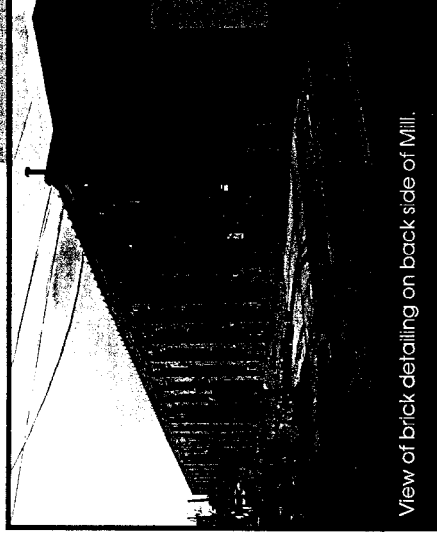
This section describes the fundamental design standards that, through redevelopment, will transform the Taubel's Mill Redevelopment Area to the transit supportive and commercial supportive uses that are envisioned. Standards are recommended for building architecture, on and off-street parking, landscaping, signage, and streetscape design. The building design, streetscape design, and public space design shall reflect some of the grandiosity and mass of

the previously existing buildings. It is encouraged that reuse and recycling of the Taubel's Mill demolition material be undertaken utilizing creative methods and techniques, particularly with respect to the public space design. The overall design shall embrace the W.F. Taubel Knitting Mill architecture and historical context.

1. Building Design and Architecture
The bulk regulations, controls and restrictions are designed to provide guidelines for the physical development of the Project Area. It is the intent of this Redevelopment Plan to encourage the exercise of maximum ingenuity, creativity, and freedom of design for redevelopment and/or rehabilitation efforts consistent with the objectives of this Redevelopment Plan.



Arched Mill Window.



View of brick detailing on back side of Mill.

The Township of Riverside has not attempted, in these and other controls of this Redevelopment Plan, to anticipate every possible design or land use solution. Rather, the controls and regulations governing land use and structural form within the Project Area are designed to promote the rehabilitation and or redevelopment of the Project Area in accordance with the objectives of this Redevelopment Plan. Furthermore, these controls are intended to encourage outstanding architectural design concepts that will result in the highest and best redevelopment and/or rehabilitation projects and superior building quality.

The Township of Riverside shall exercise its authority and powers pertaining to this Redevelopment Plan pursuant to N.J.S.A. 40A:12A-1 et. seq., however the Township of Riverside Planning Board shall maintain jurisdiction over subdivision and site plan approval pursuant to N.J.S.A. 40A:12A-13.



Pursuant to N.J.S.A. 40A:12A-7(5)c, the Standards of this Redevelopment Plan set forth herein shall amend and supersede all pertinent provisions of the Land Development Ordinance. In the event that there are any discrepancies or conflict, the standards set forth herein shall govern in all respects.

a.) Building Size, Mass, and Architectural Style

When buildings in an area are of similar and/or compatible scale, materials and massing, the area becomes more harmonious thereby providing a more comfortable human experience. The Building Design standards section seeks to achieve a continuity of design that allows for individuality of design while still providing a distinct identity for the Redevelopment Area.

Recommended Architectural Styles

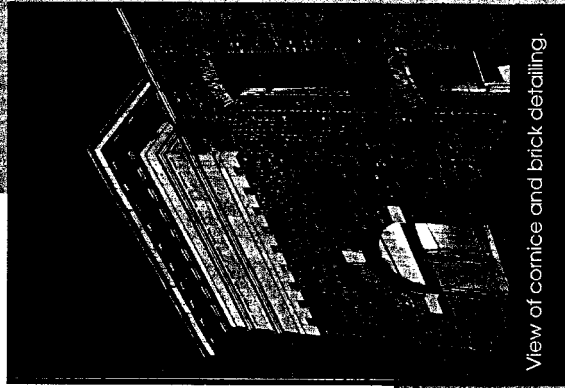
The following architectural styles are desired in the Area, although appropriate neo-traditional interpretations or mixtures of the styles are acceptable.

- Craftsman (Preferred predominant style)
- American Colonial (English, Dutch or French)
- Federal
- Neo-Classical
- Victorian & Folk or Workman's Victorian
- Queen Anne
- American Gothic

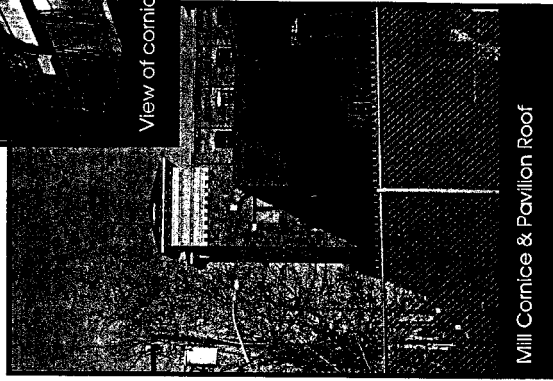
b.)

Building Size and Mass

Buildings in the Area are envisioned to be at least three stories in height, and no greater than nine stories, to create a strong, defined street edge, and a strong architectural presence on their respective lots. Setbacks from the primary



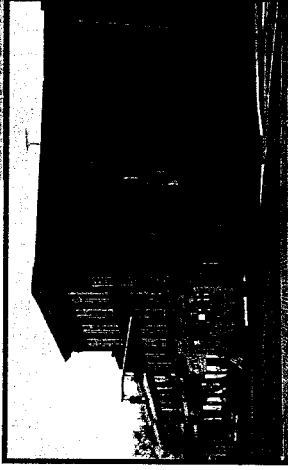
View of cornice and brick detailing.



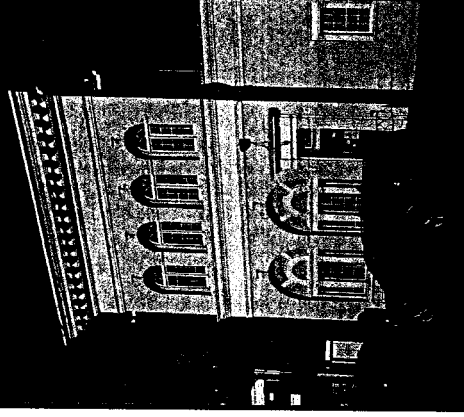
Mill Cornice & Pavilion Roof

adjacent roadway should be the minimum possible to provide a logical building entry and to provide decorative pedestrian paving, streetscape furnishings and amenities, and landscaping in front of the property. This is of particular importance along the Fairview Street and New Jersey Avenue frontages.

- All structures should be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open spaces, access to public rights-of-way and off-street parking, height, and bulk. In particular, with respect to light, sun shading of adjacent single family residential areas shall be minimal.
- Groups of related buildings should be designed to present a harmonious appearance in terms of building silhouette, architectural style and scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions and modulation; entry way placement and location; signage, and landscaping.



Downtown Architecture.



- Buildings shall be designed so as to have attractive, finished appearances from all public spaces and streets, and adjacent residential uses.
- Buildings should have fenestration and design elements including decorative windows, operating windows, louvers, shutters, cornerstones, keystones, and wide window frames consisting of a minimum of 10-20% of the upper floor façade area to prevent large expanses of blank walls.
- All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances, and shall be at grade with the adjacent sidewalks to the greatest extent possible. Building entrances should be clearly defined through the use of detailed paving, architectural treatment, and site furnishings.

2. Streetscape Standards

The materials, patterns and finishes of all sidewalks within a public right of way should match the design palette established on the recently upgraded Scott Street streetscape. The final colors, materials, and patterns shall be as established by the Township.

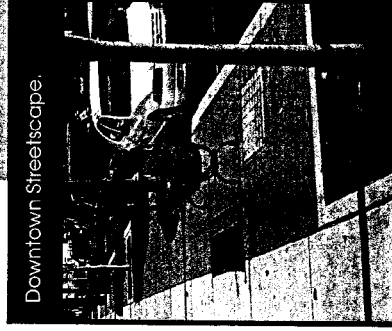
Street and directional signage, street lighting, furnishings and amenities, and plantings should be aesthetically unified, and complementary to the architecture as established in this plan and in the downtown.

3. Site Layout and Parking Design

a.) Automobile Circulation and Parking Improvements

The following improvements and operational procedures are suggested to facilitate circulation and to increase roadway capacity and efficiency in the Redevelopment Area:

Redevelopment should improve the New Jersey Avenue and Fairview Street intersection alignment in consultation with the Township, NJ Transit and Burlington County Department of Engineering. Carway widths should be maintained at the most minimal size permitted to encourage traffic calming. Where necessary pedestrian crossings and sidewalk bump-outs should be provided.



December 12, 2007

Existing Downtown Streetscape Amenities.

the roadways to include speed humps, intersections to reduce the parallel parked vehicles and including new decorative urban scale lighting, storage for residents,

and pedestrian circulation roadways, walkways, and

Riverside Township, NJ

Existing Downtown Streetscape Amenities:

-

Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.

Trash receptacles and dumpsters shall be effectively screened by enclosures designed to complement the principle building, and should be buffered with landscaping where practical.

Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the Area. The materials, patterns, colors and finishes of all sidewalks within a public right of way should complement the design palette established on the recently upgraded Scott Street streetscape.

Street and directional signage, street lighting, furnishings and amenities, and plantings should be aesthetically unified, and complementary to the architecture as established in this plan and in the downtown.

Wherever feasible, shared parking schemes and access drives should be pursued. This should include the attempt to improve public parking along New Jersey Avenue in coordination with the Township and NJ Transit, as well as the potential for shared access and/or parking with the Fire House.

d.)

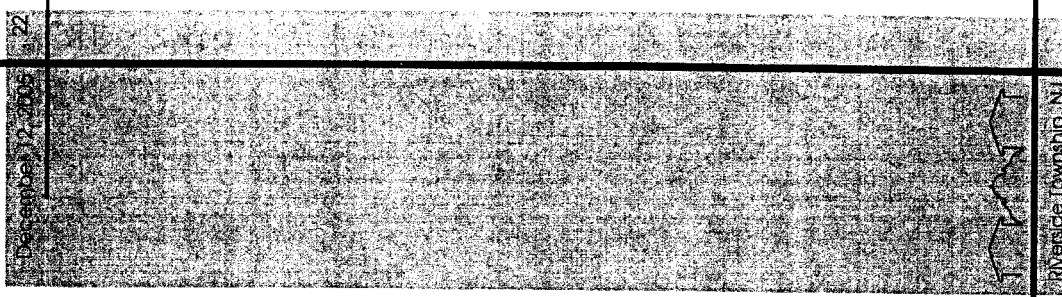
Traffic Calming Devices

Traffic Calming Devices such as decorative crosswalks, curb bump outs, decorative sidewalks, street furniture, "Yield to Pedestrians" signage, street trees and accent plantings should be utilized to advance the goal of creating a strong, pedestrian oriented development, by creating visual interest at the street level. These features should be incorporated into the design of streets, driveways and parking areas wherever pedestrian circulation is anticipated.

e.)

Parking

Parking requirements set forth within the Land Development Ordinance shall apply to all non-residential uses. Parking for residential uses shall comply with the New Jersey Residential Site Improvement Standards (RSIS) pursuant to N.J.A.C. 5:21-1.1 et seq.



including waiver provisions. The parking requirement for all uses may be reduced by up to 25% from RSI requirements due to close proximity of public light rail transportation to the Project Area.

Off-street parking and loading areas shall be coordinated with the public street system serving the area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares. When and if shared parking arrangements are proposed, the current recommendations of NJTransit, NJDOT and NJDCA, should be consulted, as these agencies are continually refining recommendations for these scenarios, and where published, those figures may prevail if the applicant can establish that the shared parking is a valid design solution. However, in no event shall the overall parking ratio for residential uses be less than one parking space per unit. On-street parking spaces located in public streets adjacent to the Redevelopment Area may be included to satisfy parking requirements. Parking facilities shall not be required for recreational or community facilities serving the residents of the Project Area. To encourage the exercise of maximum ingenuity, creativity, and freedom of design, the parking requirement may be satisfied by provision of the required number of parking spaces within the overall Project Area, and not necessarily on the lot on which an individual permitted use is located.

Parking Setbacks: Surface parking facilities shall be setback a minimum of 10 feet from public rights of way and adjacent residential property lines. Parking lots shall be provided with a perimeter visual screen to adjacent uses. All parking and loading areas abutting residential areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover. Shade trees shall be planted 50 feet on center with low hedge plantings, and/or walls and fences, to achieve visual screening.

At least fifty (50) percent of the parking area shall be shaded at tree maturity. The perimeter of the parking area should be landscaped and screened from residences. Large concentrations of surface parking should be avoided.

All parking garages should be designed using complementary design forms, materials and colors as principal buildings so that they blend in architecturally. All voids in the structure shall be screened, so that lights and vehicles are not visible, and the parking use is not apparent.



4. Signage

The purpose of the sign standards is to promote and protect the public health, safety, and welfare by reducing the visual clutter within the area. Sign standards and design should complement the architecture of the buildings in color, form materials and placement. Signs should not block windows, be placed on roofs, or block architectural features of buildings. Pedestrian-scale signs should be encouraged, while recognizing the need for visibility by automobiles as well, particularly along New Jersey Avenue.

The maximum wall mounted identification signage or signs shall not exceed 60 square feet per street frontage. Additionally, signage is permitted within a public right of way provided that the supporting structure of aforementioned sign is designed to be architecturally compatible with, and integral to, the building to which it is attached, and is located at such a height that sight lines and pedestrian and vehicular clearances are respected. Any sign provided over the public right of way shall be a reflection of the existing Taubel's Mill walkway.

Furthermore, with respect to signs, the numbers of the buildings shall be prominently displayed with a minimum of eight (8) inch high lettering on the building adjacent to fire hydrants and fire connections. Signage for parking shall be a consistent design and utilize the theme of the downtown for public and private parking areas.

5. Lighting

The Land Development Ordinance under Article XVII: Lighting (§255-94) shall govern the site plan and any proposed subdivision of the Redevelopment Area.

All street light fixtures within the Area are envisioned to match or be similar to those fixtures utilized along Scott Street. All fixtures should be cut-off fixtures to reduce glare.

6. Landscaping

Significant improvements should be implemented to improve the visual environment of the area through landscaping and other pedestrian amenities in order to attract people to the streetscape. People are naturally attracted to areas that appear inviting, comfortable and safe. Landscape encompasses vegetation both existing and proposed, and other materials such as streetlights and benches. The ordinance seeks to accomplish the following:

- Enhance the front yard areas including streetscapes;
- Enhance the side and rear yards, including walls, fences and hedges;
- Create formal tree lined avenues
- Preserve existing vegetation where possible, through selective clearing and vegetation protections;
- Promote landscaped parking areas, site furnishings, and depressed curbs where appropriate;
- Create nuisance and filtered buffers; and
- Create pedestrian spaces.

The Land Development Ordinance under Article XVIII: Landscaping (§255-89) shall govern the site plan and any proposed subdivision of the Redevelopment Area.

7. Public Spaces

Reuse and recycling of the Taubel's Mill demolition material should be undertaken utilizing creative methods and techniques, particularly with respect to the public space design. Due to the extreme disintegration of the buildings and their likely complete demolition, aspects of the history of the complex shall be incorporated into all the public spaces, as a design theme or element. The overall design shall embrace the W.F. Taubel Knitting Mill architecture and historical context.

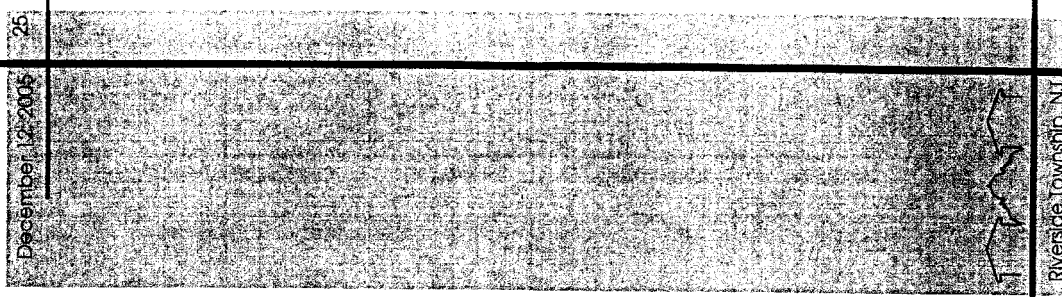
V. Property Acquisition and Relocation

A. Identification of Proposed Property Acquisitions

At this time, the Redevelopment Plan does not contemplate acquiring any properties.

B. Temporary/Permanent Resident Relocation

At this time, the Redevelopment Area is vacant. Therefore, no relocation is contemplated in the Redevelopment Plan.



VI. Plan Relationship to Definitive Local Objectives

A. Township Master Plan

In summary, the Redevelopment Plan is consistent with the recommendations of the 1997 Master Plan and the 2005 Reexamination Report, and is designed to effectuate the goals and objectives of the Master Plan. The Redevelopment Plan articulates a vision for the Township based on the Master Plan and sets forth strategies to achieve that vision as it relates to the Redevelopment Area.

In particular, the Master Plan Reexamination Report of November 2005 discusses changes to the community that reflect a proposed change to the objectives of the Plan,

"to explore redevelopment mixed-use opportunities (commercial and residential uses) for Taubel's Mill complex located at the vicinity of Scott Street, Franklin Street, Hancock Street, Fairview Street, New Jersey Avenue, Delaware Avenue and Second Street."

The Plan makes certain assumptions, including minor population loss that can be categorized as stagnation. Additionally, the increasing rate of aging need to be updated pursuant to the latest census data. It is perceived that young families are moving to the area and this should be confirmed by census data. The Plan also notes that the industrial sector of the Township economy has eroded. The Plan encourages the Township to rethink the direction of this aspect of the Township's economic base.

B. Contiguous Municipalities

1. Delanco Township

Delanco Township shares Riverside's northeastern municipal boundary, which is formed by the Rancocas Creek. Delanco's master plan was last updated in 2001. Delanco's master plan recommends the creation of the Planned Residential Village, or PRD/V district, envisioned to be a transit village with a compact mix of detached and attached single family dwellings, and a small retail component to serve residents and transit riders. As this area is over one-half mile from the redevelopment area, no impact to Delanco is expected.

2. Delran Township

Delran Township shares the southeastern and southwestern borders of Riverside. The redevelopment area is not adjacent to Delran Township. The closest point from the redevelopment area to Delran Township is nearly four tenths of a mile away. To that end, the redevelopment plan for Riverside does not impact Delran Township.

C. Burlington County

Burlington County does not have a county master plan. To date, the county has relied upon the 2001 New Jersey State Development and Redevelopment Plan. The county has completed the Route 130/Delaware River Corridor Strategic Plan for the twelve municipalities that make up the Corridor, of which Riverside is one of the communities. In December 1997, Part One of the strategic plan, which analyzed constraints and opportunities, was completed. Part Two, which provided recommendations, was completed in October 1998.

The strategic plan designated Riverside as Target Area 7 (TA-7) with Target Project 5 (TP-5). TA-7 is labeled "Waterfront and Downtown Business District," which presents the following challenges for revitalization:

- a. Preservation of Riverside's historic character and heritage as a mid-nineteenth and early-twentieth century industrial town, including its downtown business district and various neighborhoods.
- b. Cessation and reversal of the decline of Riverside's housing stock.
- c. Revitalization of Riverside's downtown business district.
- d. Retain viable industry in the township, and attract new, clean industry to the township.
- e. Enhance the visual quality of the downtown area.
- f. Improvement of the circulation patterns and parking supply in the downtown area.
- g. Removal and/or redevelopment of dilapidated and obsolescent residential, commercial and industrial buildings in the downtown area and in the vicinity of the Golden Triangle.
- h. Provision of public access to and enhancement of Riverside's waterfront along the Rancocas Creek.

The Redevelopment Plan addresses these challenges in the following manner:

- a. The plan stresses the preservation of the historic character and heritage of the township as a mid-nineteenth and early-twentieth century industrial town by requiring that building architecture be designed to reflect the historical context; and utilize design elements from the former Taubel's Mill building.
- b. The plan recommends the rehabilitation of deteriorated housing stock and the removal and replacement of unsalvageable housing.
- c. The implementation of the redevelopment plan will have a positive impact on the revitalization of the downtown district.
- d. The Taubel's Mill Redevelopment plan will advance the goal of revitalizing the Golden Triangle by upgrading the housing stock of the Township, and creating a market for retail goods and services contemplated for the Golden Triangle. The Taubel's Mill Redevelopment Plan anchors the western edge of the train station area and the downtown.
- e. This plan recommends primarily residential land uses due to market demand for residential units, and a growing lack of demand for industrial uses. The location of the development at the edge of the core transit village (1/4 mile radius), and it's location, physically detached from the downtown commercial area by the civic uses of the Post office, fire station, and municipal offices, may not encourage commercial uses in the Taubel's Mill Redevelopment Area. Nonetheless, the noted permitted uses are expansive permitting a redeveloper the maximum in flexibility to adapt to market changes.
- f. The visual quality of the downtown will be enhanced when the redevelopment area is revitalized, and the vacant and now dilapidated and not maintained buildings are demolished.
- g. A primary focus of the redevelopment plan is to rehabilitate dilapidated and obsolescent buildings in the redevelopment area and to remove those buildings that are unsalvageable.

The Redevelopment Plan is consistent with the county strategic plan and is actually one of the mechanisms needed to facilitate the revitalization of this portion of the corridor.

To that end, the Redevelopment Plan complies with the recommendations of the county study and promotes the spirit of the county initiative aimed at revitalizing the corridor.

D. State Development and Redevelopment Plan





The 2001 New Jersey State Development and Redevelopment Plan (SDRP) designates Riverside as Planning Area 1 Metropolitan Planning Area. The draft SDRP amendments do not recommend any substantive changes in Riverside. The SDRP recommends the redevelopment of metropolitan areas, utilizing existing infrastructure.

VII. Administrative and Procedural Requirements

A. Compliance with COAH Affordable Housing Obligations

Under the New Jersey Council on Affordable Housing (COAH's) Third Round (2004-2014) regulations, an affordable housing obligation is generated at a rate of one unit for every 8 (net) market rate units, and one unit for every 25 (net) jobs created. As such, if a redevelopment project generates a growth share obligation per COAH regulations, a minimum of 50% of the growth share obligation shall be accommodated on-site. The redeveloper may address the remaining 50% as an off-site obligation with a payment of mandatory developer's fees in accordance with the applicable Township Ordinances in effect at the time of the Planning Board decision.

B. Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Committee of the Township of Riverside may amend, revise or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

C. Duration of the Redevelopment Plan

The Redevelopment Plan, as amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of this Plan by the Township Committee.

D. Redevelopment Entity

The Township Committee shall serve as the redevelopment entity.

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Township of Riverside Planning Board and Burlington County Department of Economic Development and Regional Planning, Preliminary Investigation, "Need for Redevelopment", (July 2005).

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Burlington County, Route 130/Delaware River Corridor Strategic Plan, 2001.

Graduate Program of Infrastructure Planning at NJIT, Riverside Transit Village Project, (Fall 1999 and Spring 2000).

NJ Transit, Planning for Transit-Friendly Land Use, A Handbook for New Jersey Communities, (June 1994).

Delaware Valley Regional Planning Commission (DVRPC), Transit Village Design in Burlington County, Southern New Jersey Light Rail Transit System, (March 2002).

9. Rehabilitation Compliance Documentation and Checklist

REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)

General Description

Municipality/County: Riverside, Burlington County

Program Name: Local

Number of proposed units to be rehabilitated: 42

Information and Documentation Required with Petition

- ☒ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- ☐ Exterior Housing Survey conducted by the municipality
- ☐ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☒ Documentation demonstrating the source(s) of funding
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

Information and Documentation Required Prior to Substantive Certification

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☐ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

Rehabilitation Narrative Section

Schedule:

October 2009 - Apply for Small Cities Grant for 15 units to be completed by December 2011 (36% of obligation complete)

October 2012- Apply for Small Cities Grant for 15 units to be completed by December 2015 (72% of obligation complete)

October 2016 - Apply for Small Cities Grant for 12 units to be completed by December 2018 (100% of obligation complete)

**10. Zurbrugg Hospital Redevelopment Plan
Compliance Documentation and Checklist**

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Riverside, Burlington County

Project Name/Redevelopment Designation: Zurbrugg Hospital Redevelopment Plan

Block(s) and Lot(s): 3204/1, 1.01, 1.02, 2, 3, 4; 3201/1; 3206/1, 2

Total acreage: 3 Proposed density (units/gross acre): 400

Affordable Units Proposed: 68

Family: 68 Sale: 0 Rental: 68

Very low-income units: 21 Sale: 0 Rental: 21

Age-Restricted: 0 Sale: 0 Rental: 0

Market-Rate Units Anticipated: 332

Non-Residential Development Anticipated (in square feet): 35,000 SF

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 21

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17 _____

Date zoning or redevelopment plan adopted: _____

Date development approvals granted: _____

Riverside_Zurbrugg_compliance docs

**Information and Documentation Required with Petition or in Accordance with an
Implementation Schedule**

The municipality is providing an implementation schedule for this project/program.

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- ☐ No. Continue with this checklist.

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Adopted Resolution designating Redevelopment Area
- ☐ Demonstration of DCA's approval of Redevelopment Area designation. Check here ☐ if non-applicable.
- ☐ Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- ☐ A description of the site, including its location, acreage and existing and intended use
- ☐ An anticipated timeline and development process expected for the site

If payments in lieu of on-site construction of the affordable units is an option:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Subject property total acreage
- ☐ Previous zoning designation and date previous zoning was changed
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- ☐ Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance
with an Approved Implementation Schedule**

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
 - ☐ Steep slopes
 - ☐ Flood plain areas
 - ☐ Stream classification and buffers
 - ☐ Critical environmental site
 - ☐ Historic or architecturally important site/district
 - ☐ Contaminated site(s); proposed or designated brownfield site
 - ☐ Based on the above, a quantification of buildable and non-buildable acreage
-
- ☐ A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here ☐ if non-applicable.
 - ☐ Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
 - ☐ An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
 - ☐ Number, tenure and type of units
 - ☐ A schedule for the overall development plan, including phasing of residential development
 - ☐ Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- ☐ Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Redevelopment Area information, including the following:

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area	8/28/2000	12/31/2008
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing	12/1/2004	12/31/2008
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(B) Development schedule, including, but not limited to, the following:

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	1/1/2008	12/1/2008	12/31/2009
RFP Process (enter N/A if not applicable)			
Developer Selection	1/1/2008	12/1/2009	12/31/2009
Site Plan Preparation	1/1/2010	12/1/2010	12/31/2010
Development Approvals	1/1/2011	12/1/2011	12/31/2011
Contractor Selection	1/1/2011	12/1/2011	12/31/2011
Building Permits	1/1/2011	12/1/2011	12/31/2011
Construction	1/1/2012	12/1/2012	12/31/2012
Occupancy	1/1/2013	12/1/2013	12/31/2013

Redevelopment Narrative Section

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

**11. Golden Triangle/Watchcase Redevelopment
Plan Compliance Documentation**

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Riverside, Burlington County

Project Name/Redevelopment Designation: Golden Triangle/Watchcase

Block(s) and Lot(s): 602/1, 2, 2.01, 2.02, 3

Total acreage: 27 Proposed density (units/gross acre): 400

Affordable Units Proposed: 60

Family: 60 Sale: _____ Rental: 60

Very low-income units: 20 Sale: _____ Rental: 20

Age-Restricted: 0 Sale: 0 Rental: 0

Market-Rate Units Anticipated: 340

Non-Residential Development Anticipated (in square feet): 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 20

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17 _____

Date zoning or redevelopment plan adopted: _____

Date development approvals granted: _____

Riverside_watchcase_compliance docs

**Information and Documentation Required with Petition or in Accordance with an
Implementation Schedule**

The municipality is providing an implementation schedule for this project/program.

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- ☐ No. Continue with this checklist.

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Adopted Resolution designating Redevelopment Area
- ☐ Demonstration of DCA's approval of Redevelopment Area designation. Check here ☐ if non-applicable.
- ☐ Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- ☐ A description of the site, including its location, acreage and existing and intended use
- ☐ An anticipated timeline and development process expected for the site

If payments in lieu of on-site construction of the affordable units is an option:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Subject property total acreage
- ☐ Previous zoning designation and date previous zoning was changed
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- ☐ Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance
with an Approved Implementation Schedule**

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
 - ☐ Steep slopes
 - ☐ Flood plain areas
 - ☐ Stream classification and buffers
 - ☐ Critical environmental site
 - ☐ Historic or architecturally important site/district
 - ☐ Contaminated site(s); proposed or designated brownfield site
 - ☐ Based on the above, a quantification of buildable and non-buildable acreage
-
- ☐ A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here ☐ if non-applicable.
 - ☐ Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
 - ☐ An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
 - ☐ Number, tenure and type of units
 - ☐ A schedule for the overall development plan, including phasing of residential development
 - ☐ Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- ☐ Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Redevelopment Area information, including the following:

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area	8/28/2000	12/31/2008
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing	10/1/2004	12/31/2008
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(B) Development schedule, including, but not limited to, the following:

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	1/1/2012	12/1/2013	12/31/2013
RFP Process (enter N/A if not applicable)			
Developer Selection	1/1/2013	12/1/2013	12/31/2013
Site Plan Preparation	1/1/2014	12/1/2014	12/31/2014
Development Approvals	1/1/2015	12/1/2015	12/31/2015
Contractor Selection	1/1/2015	12/1/2015	12/31/2015
Building Permits	1/1/2015	12/1/2015	12/31/2015
Construction	1/1/2016	12/1/2007	12/31/2007
Occupancy	1/1/2017	12/1/2017	12/31/2007

Redevelopment Narrative Section

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

12. Taubels Mill Site Redevelopment Plan

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: Riverside, Burlington County

Project Name/Redevelopment Designation: Taubels Mill Site

Block(s) and Lot(s): 1201/1

Total acreage: 2.8 Proposed density (units/gross acre): 200

Affordable Units Proposed: 29

Family: 29 Sale: 0 Rental: 29

Very low-income units: 10 Sale: 0 Rental: 10

Age-Restricted: 0 Sale: 0 Rental: 0

Market-Rate Units Anticipated: 171

Non-Residential Development Anticipated (in square feet): 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 10

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17 _____

Date zoning or redevelopment plan adopted: _____

Date development approvals granted: _____

Riverside_Taubel_compliance docs

**Information and Documentation Required with Petition or in Accordance with an
Implementation Schedule**

The municipality is providing an implementation schedule for this project/program.

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- ☐ No. Continue with this checklist.

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Adopted Resolution designating Redevelopment Area
- ☐ Demonstration of DCA's approval of Redevelopment Area designation. Check here ☐ if non-applicable.
- ☐ Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- ☐ A description of the site, including its location, acreage and existing and intended use
- ☐ An anticipated timeline and development process expected for the site

If payments in lieu of on-site construction of the affordable units is an option:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Subject property total acreage
- ☐ Previous zoning designation and date previous zoning was changed
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- ☐ Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance
with an Approved Implementation Schedule**

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here ☐ if non-applicable.
- ☐ Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
- ☐ An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
 - ☐ Number, tenure and type of units
 - ☐ A schedule for the overall development plan, including phasing of residential development
 - ☐ Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- ☐ Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Redevelopment Area information, including the following:

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area	8/28/2000	12/31/2008
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing	10/1/2004	12/31/2008
---	-----------	------------

(B) Development schedule, including, but not limited to, the following:

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	1/1/2010	12/1/2010	12/31/2010
RFP Process (enter N/A if not applicable)			
Developer Selection	1/1/2011	12/1/2011	12/31/2011
Site Plan Preparation	1/1/2012	12/1/2012	12/31/2012
Development Approvals	1/1/2013	12/1/2013	12/31/2013
Contractor Selection	1/1/2013	12/1/2013	12/31/2013
Building Permits	1/1/2013	12/1/2013	12/31/2013
Construction	1/1/2014	12/1/2014	12/31/2014
Occupancy	1/1/2015	12/1/2015	12/31/2015

Redevelopment Narrative Section

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

14. Municipal Housing Liaison Resolution

RESOLUTION 2008 - #22
APPOINTMENT OF A MUNICIPAL HOUSING LIASON AND A
DEPUTY MUNICIPAL HOUSING LIASON

BE IT RESOLVED, that Meghan Jack is hereby appointed as the Municipal Housing Liaison for the Township of Riverside and Susan M. Dydek is appointed as the Deputy Municipal Housing Liaison for the Township of Riverside. These appointments are pursuant to the Council on Affordable Housing Regulations.

15. Intent to Bond Resolution

The Township of Riverside was unable to advertise its Intent to Bond for Shortfall Resolution prior to its December 29, 2008 Committee meeting. As a result, the Township will pass this resolution at its upcoming meeting January 26, 2009. Enclosed is a draft of the resolution.

Resolution by Governing Body of Intent to Bond for Shortfall

WHEREAS, the Township of Riverside in Burlington County has petitioned the Council on Affordable Housing (COAH) for substantive certification of its adopted Housing Element and Fair Share Plan; and

WHEREAS, the plan submitted to COAH allocates funds to meet the actual growth amount generated by future development and existing rehabilitation need; and

WHEREAS, the Township of Riverside anticipates that funding will come from the following sources to satisfy said obligation: The Department of Community Affairs Small Cities Program; and

WHEREAS, in the event that the above funding sources prove inadequate to complete the affordable housing program included in the Township of Riverside's funding COAH-certified Housing Element and Fair Share Plan, the Township of Riverside shall provide sufficient funding to address any shortfalls.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Riverside in Burlington County, State of New Jersey, that the governing body does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that said shortfall shall be funded by bonding if there are no other resources.

Adopted: _____
Date

Certified By: _____